

Municipality of Clarington

Soper Springs

Secondary Plan

Prepared By: SGL Planning & Design Inc.
Public Information Centre (PIC) #2

December 15, 2021



Soper Springs

Secondary Plan



Welcome

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

The purpose of this Public Information Centre is to update you on the Soper Springs Secondary Plan process and provide an overview of the background information that has been prepared to date.

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.

Soper Springs

Secondary Plan



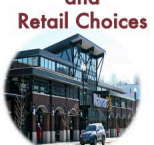


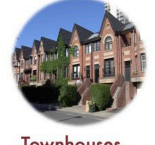







Where we left off



Public Information Centre

- Initial introduction to the Study
- Feedback – What should this community look like?

Place **green dots** on what you think the Soper Springs Community should look like and include.

Housing Choices		Commercial and Retail Choices	Public Spaces	
 Single Detached Houses	 Stacked Townhouses	 Retail Stores	 Schools	 Parks
 Townhouses	 Apartment Building	 Mixed Use	 Community Centre	 Trails
 Live Work Units		 Commercial Strip		 Attractive Streetscapes

Our Team

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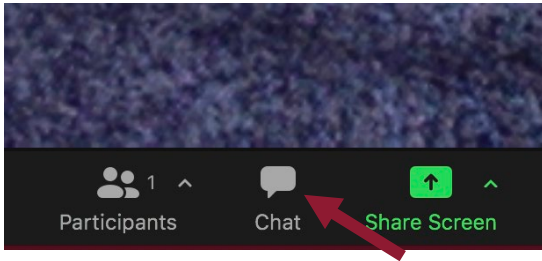
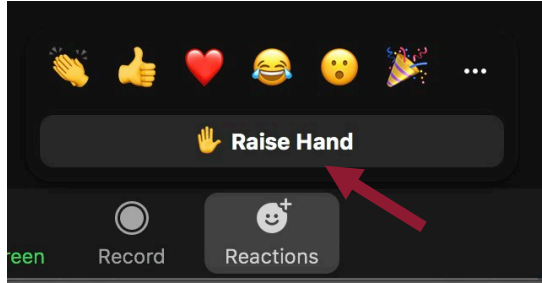


Steve Hollingworth

Functional Servicing Lead

TMIG

How to Participate



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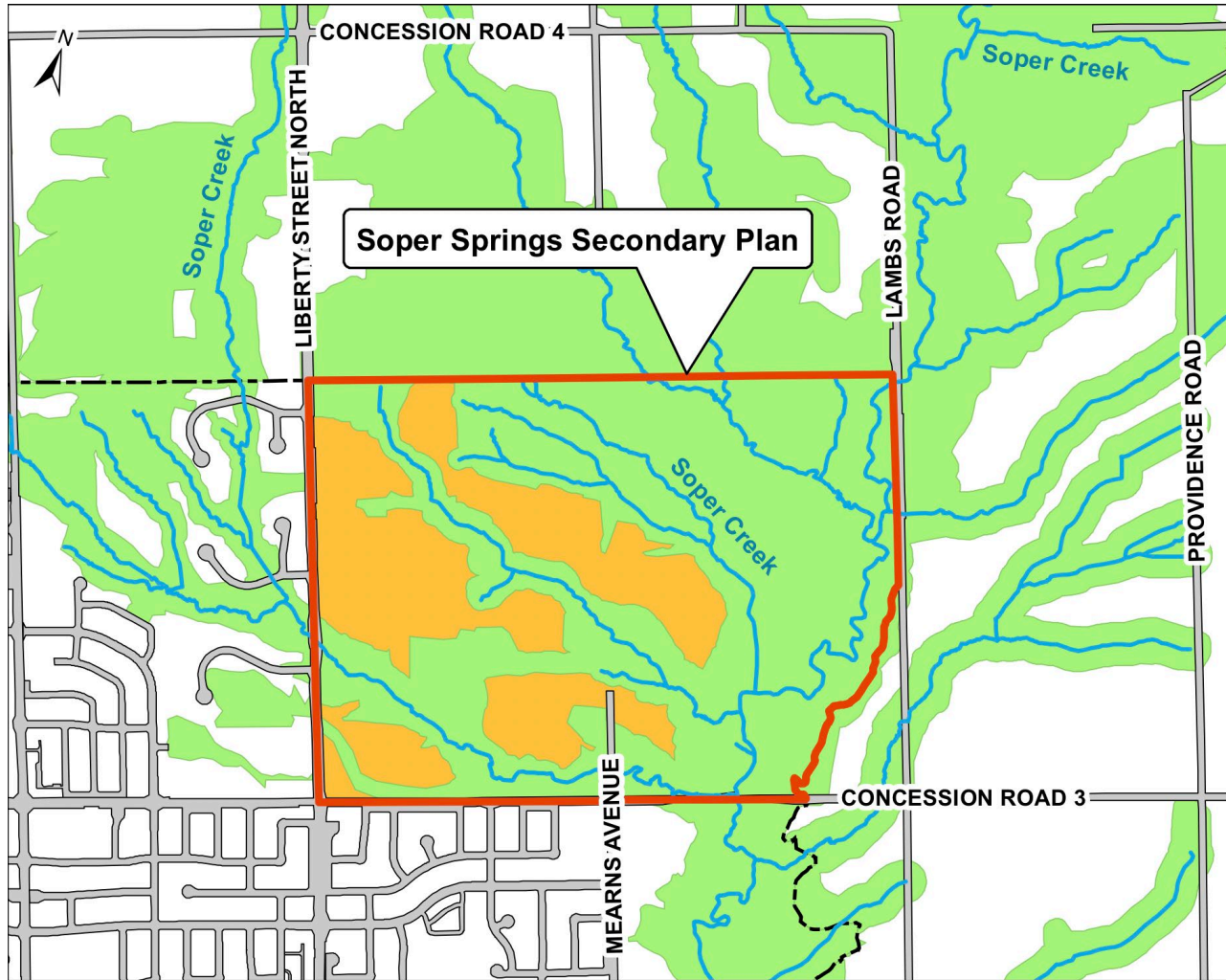


Presentation Outline



1. Study Area and Purpose
2. What is a Secondary Plan
3. Study Process and Timing
4. Soper Creek Subwatershed Study
5. Background Review & Analysis
6. Integrated Environmental Assessment (EA)
7. Next Steps
8. Questions and Answers





Study Area



- 186 hectare area located at the north end of Bowmanville
- Soper Creek is within the Study Area
- Bound by Liberty Street North to the west, Concession Road 3 to the south, and Lambs Road to the east



Purpose of This Study



- Clarington Official Plan identifies this area as requiring a Secondary Plan
- Provides greater detailed land use policy than the Official Plan
- To prepare supporting reports that will guide the preparation of a Secondary Plan



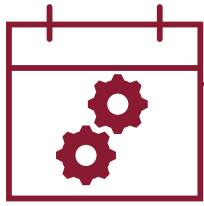


What is a **Secondary Plan**



- A policy tool used to understand opportunities, land use issues, and manage new growth in a specific area;
- Studies include: Sustainability, Natural Environment, Urban Design, Servicing, Transportation, Archeology, Cultural Heritage and Recreation.





Where are we in the Study Process?



Phase 1

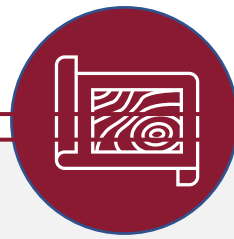
Initial Public Input + Technical Analysis

Engagement

- Steering Committee Presentation
- Public Information Centre

Deliverables

- Background and Analysis Report
- Opportunities and Constraints



Phase 2

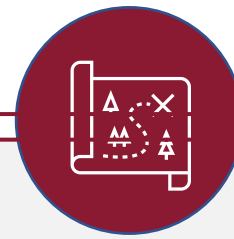
Urban Design + Sustainability Principles and Alternative Land Uses

Engagement

- Steering Committee Presentation
- Public Information Centre

Deliverables

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



Phase 3

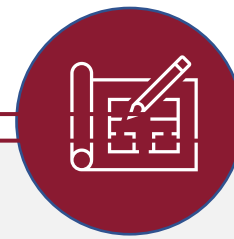
Preferred Land Use Plan

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

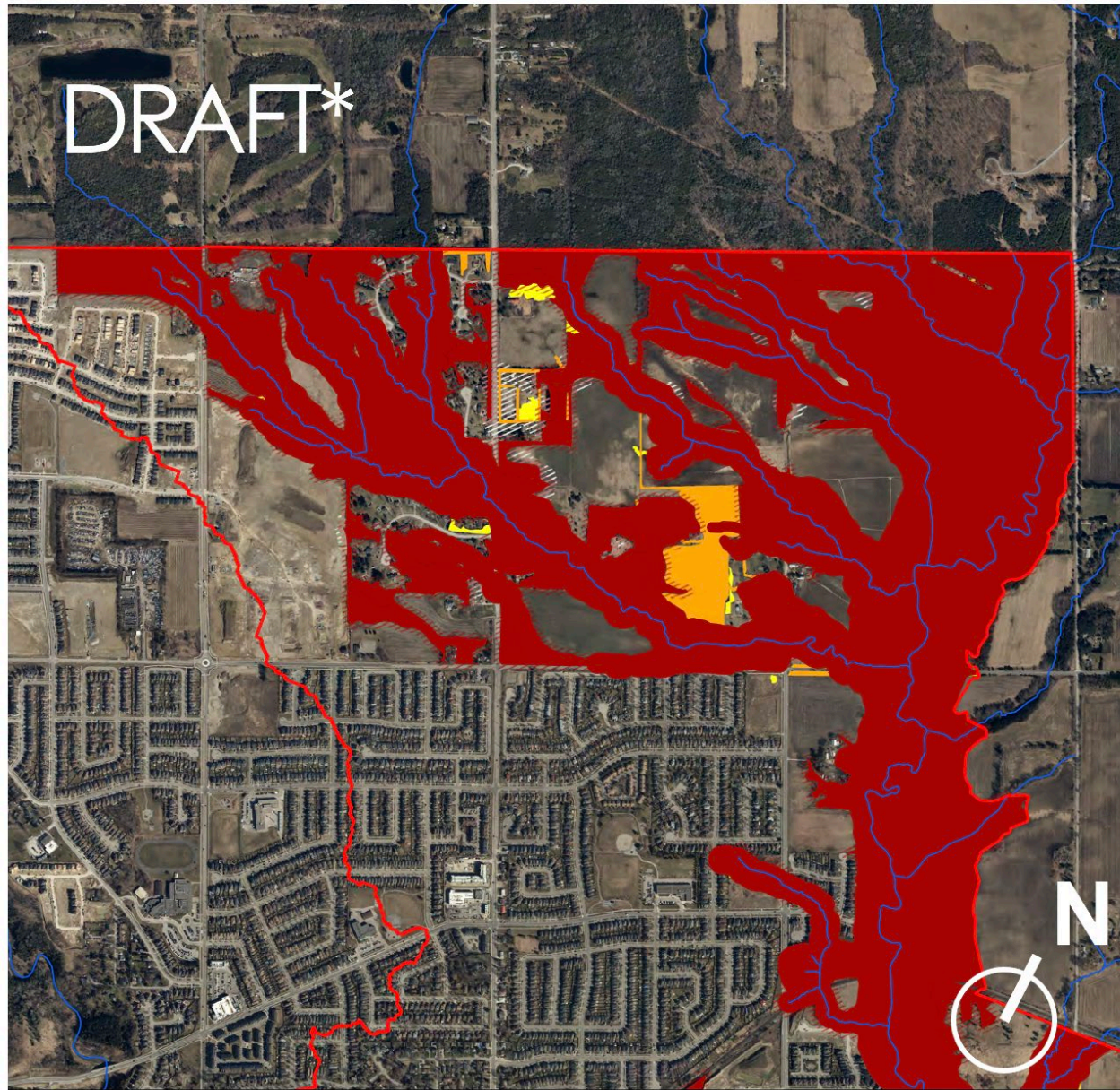
- Final Planning Rationale Report
- Final Draft Secondary Plan

We Are Here










DRAFT*

Soper Creek Subwatershed Study



Legend

-  Study Area
-  Watercourse
-  High Constraint
-  VPZs on High Constraint Features
-  Moderate Constraint
-  Low Constraint
-  Status Pending Further Study

*May be refined through
Environmental
Impact Study

Background & Analysis Summary Report



Municipality of Clarington | Soper Springs Secondary Plan

Background and Analysis Summary Report

Draft

November 2021

Clarington

SGL
Planning & Design Inc.

- Provides background information on landscape features, planning policy, land budget, agriculture, sustainability themes + principles, servicing, transportation, cultural heritage resources;
- Identifies opportunities and constraints; and
- Will inform the development of the land use alternatives.

 **TMIG**  **SGL**



What did we find?

Policy Review



A Place to Grow

Growth Plan for the Greater Golden Horseshoe



Durham Regional Official Plan



Consolidation May 26, 2020

- Provincial and Regional policy:
 - Efficiently use land, mix of housing,
 - Minimize the effects of climate change,
 - Create compact communities,
 - Encourage active transportation,
 - Achieve **50 residents and jobs per hectare** in greenfield areas (Soper Springs Study Area);



What did we find?

Policy Review



- Local policy:
 - Higher density, transit supportive & mixed use development along Local Corridors,
 - Preserve environmental protection areas,
 - Encourage complete streets,
 - Provide short streets and blocks,
 - 30% affordable housing focused along Corridors,
 - Mitigate impacts to agricultural areas.

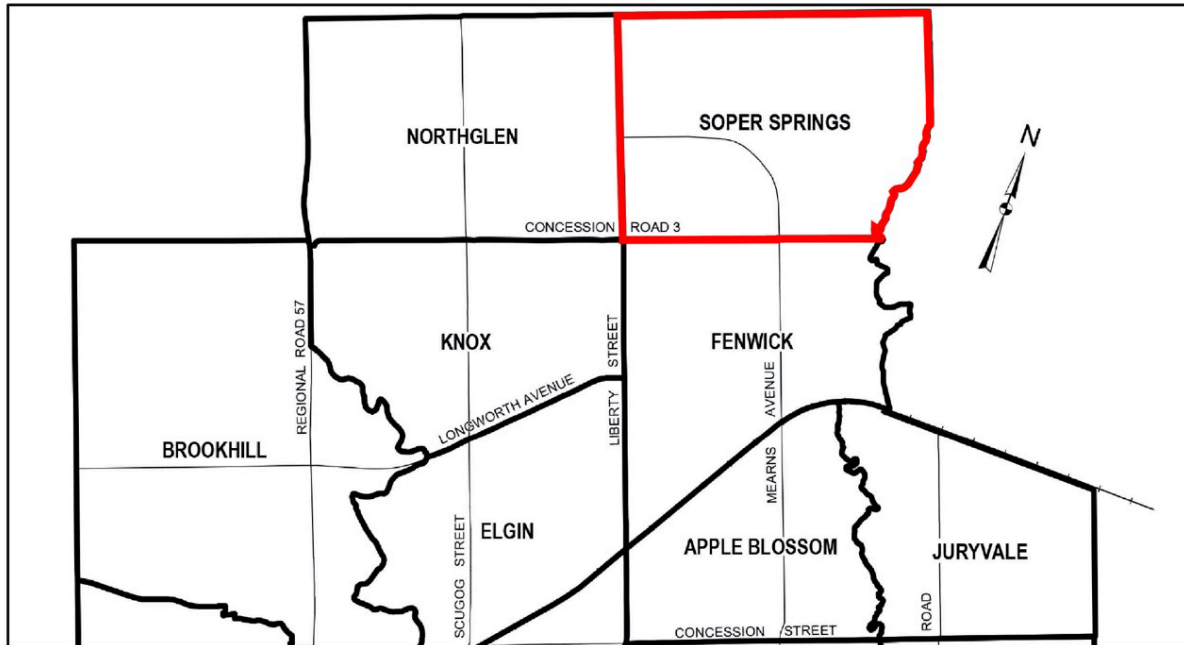


FIGURE 18:
APPENDIX B - NEIGHBOURHOODS: BOWMANVILLE URBAN AREA
CLARINGTON OFFICIAL PLAN

 Secondary Plan Area

What did we find? Land Budget



Table 2: Developable Area

Total Area (ha)	182.31
EP (ha)	<u>-126.79</u>
Developable Area (ha)	55.52

- **55.52 hectares** of developable area in Soper Springs
- Accommodate **2,800 residents and jobs** (150 jobs)

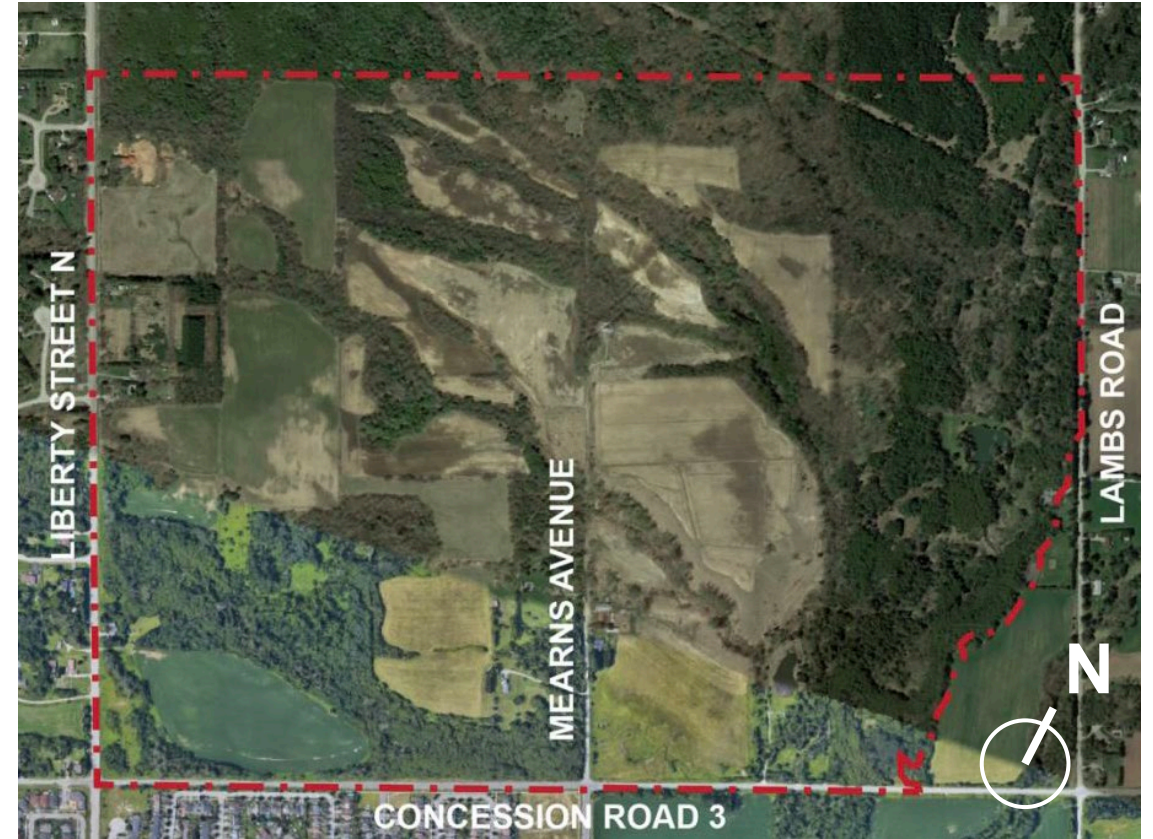
Land Budget is subject to refinement as Secondary Plan develops

What did we find?

Landscape Analysis



- Large portion of Soper Springs is **designated Environmental Protected Area**
- **Rolling topography** creates unique features throughout the area
- Existing large single-detached dwellings, agriculture buildings, communication tower
- 3 ponds likely for agricultural use or private landscaped features



What did we find?

Sustainability



BUILT ENVIRONMENT

- Promote the efficient use and preservation of land through the creation of compact, complete, connected and walkable communities
- Provide for a variety of housing forms and tenures that contribute to the creation of a diverse housing market
- Foster a sense of place
- Design the community for all ages and abilities



MOBILITY

- Identify a transportation network that prioritizes sustainable modes of travel
- Create short street blocks
- Ensure sidewalks and street trees on both sides of the street
- Develop a trail system
- Reduce or eliminate redundant or dead-end streets and blocks

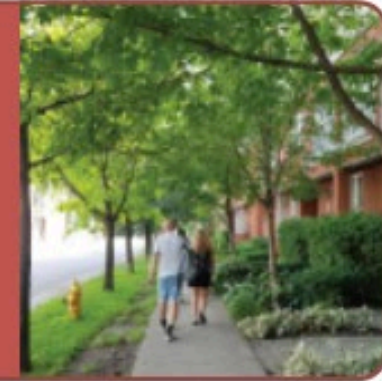


What did we find? Sustainability



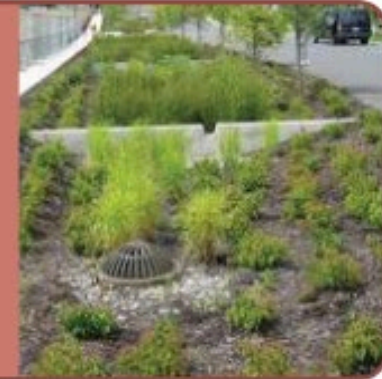
NATURAL ENVIRONMENT & OPEN SPACE

- Preserve and enhance the EPA;
- Ensure an optimal tree canopy within the Plan is achieved
- Provide a connected parks and open space system through trails and sidewalks
- Encourage community design that works with natural conditions

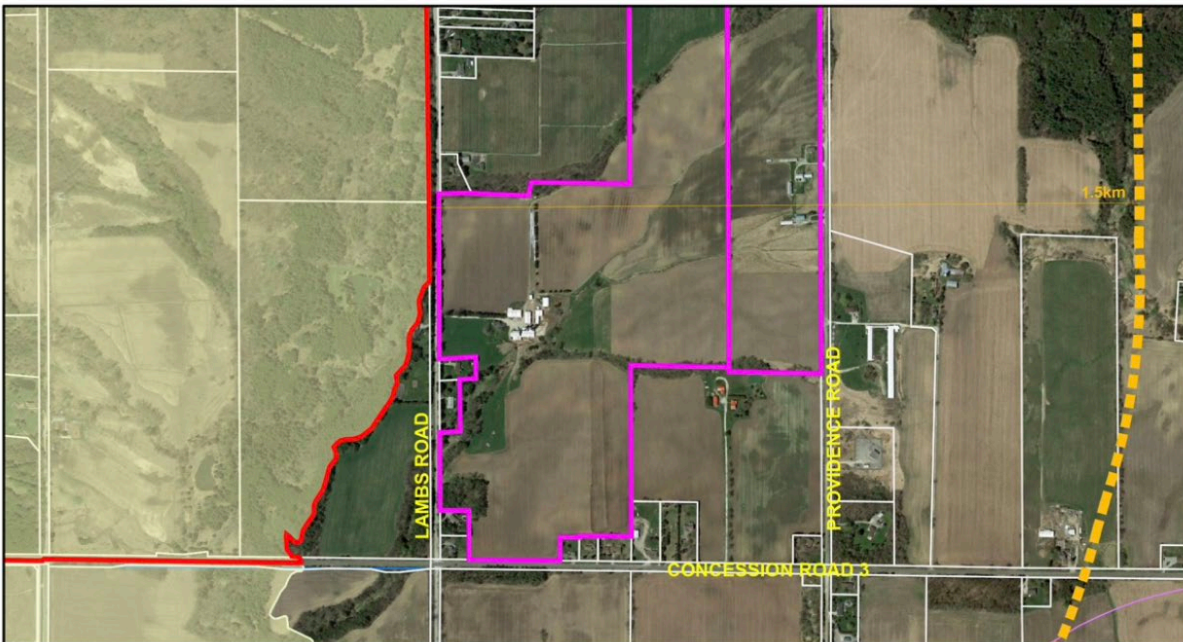


INFRASTRUCTURE & SUSTAINABILITY

- Implement stormwater management techniques that utilize natural drainage patterns to minimize the risk of flooding
- Ensure infrastructure and buildings are designed and built to be energy efficient and adaptable



What did we find? Agricultural Analysis



- Existing livestock operations will **not be impacted** by development
- Minimize any development impacts at the subdivision stage

Farms containing livestock

- Secondary Plan Area
- Farm with Livestock
- Urban Boundary

What did we find?

Cultural Heritage Resource Assessment



Existing & Potential Cultural Heritage Resources



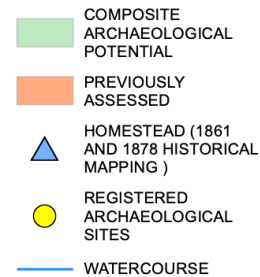
- **Four potential cultural heritage resources** in Study Area;
- Secondary Plan policies should promote the conservation of existing resources and consider the presence of potential resources; and
- Any proposed development on or adjacent to resource should require a **Heritage Impact Assessment.**

What did we find?

Stage 1 Archaeological Assessment

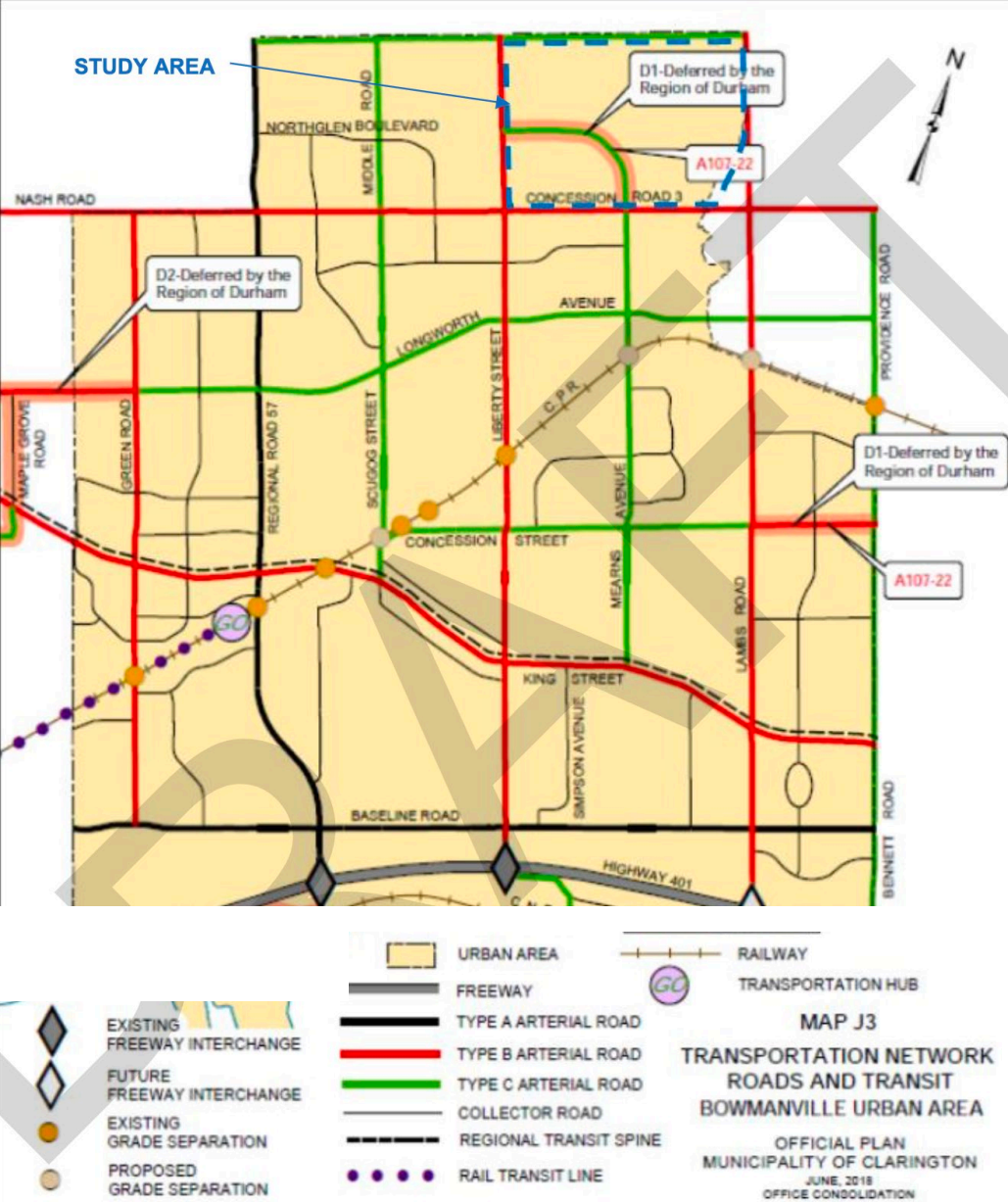


Registered Archaeological Sites & Composite Archaeological Potential



- 41% of the Study Area has potential archaeological resources;
- A Stage 2 Archaeological Assessment must be complete before any development occurs;
- A Stage 3 Archaeological Assessment must be complete for one site in the Study Area; and
- Conduct meaningful engagement with Indigenous communities.

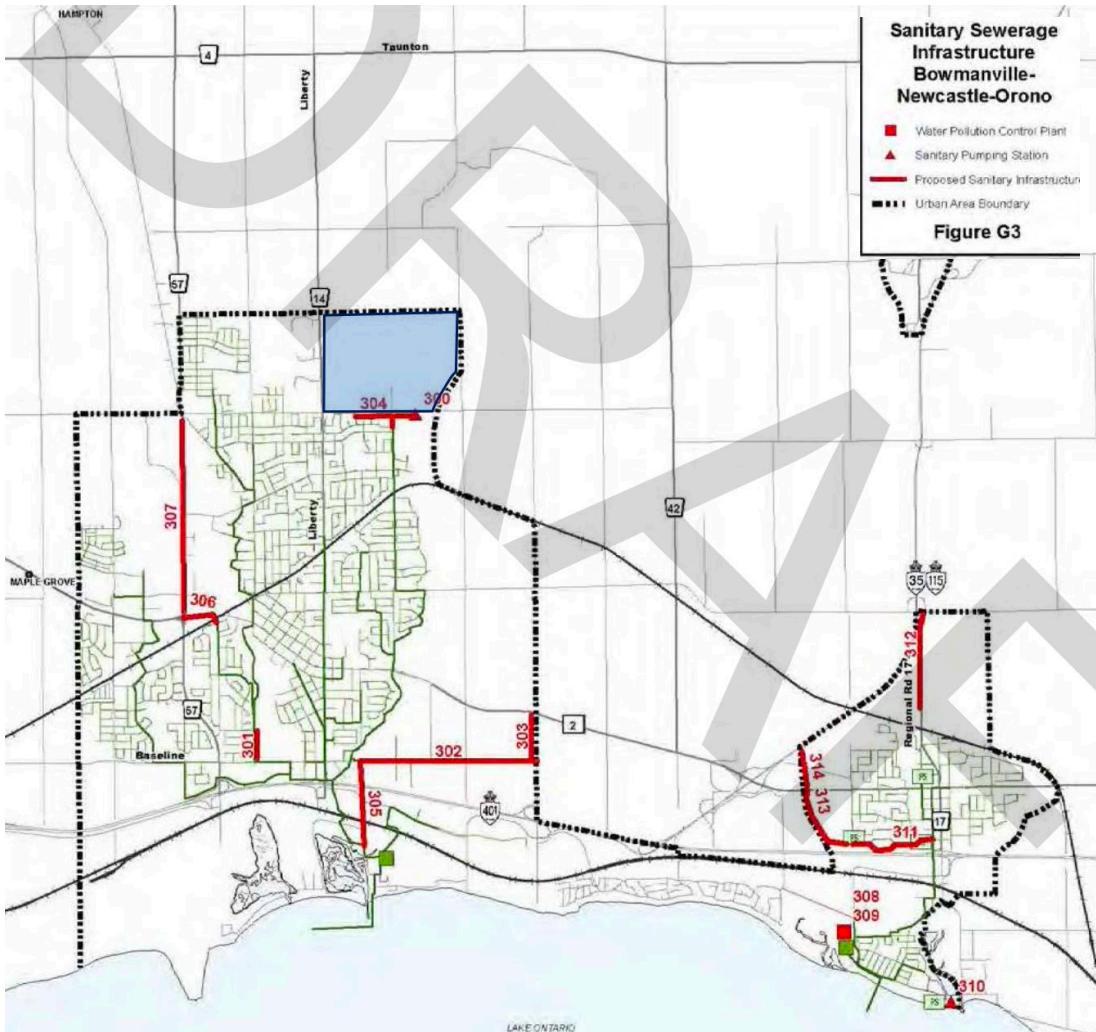




What did we find? Transportation



- Streets are **rural roads**, driveway access to agricultural lands & large frontage residential properties, proposed extension of Mearns Ave;
- No existing sidewalks or bike lanes;
- Durham's Transportation Master Plan proposes a **trail network** along the Soper Creek tributary, bike route that would connect along Mearns Ave, Concession Rd 3 and Liberty St; and
- Clarington's Transportation Master Plan **expands transit and active transportation.**



What did we find? Servicing



- There is an **existing watermain** along Liberty Street North; and
- There are several **planned Regional water and wastewater projects** near the Study Area.

DC Sanitary Projects



- **Municipal Class Environmental Assessment:** process where municipal infrastructure projects are planned in accordance with the **Environmental Assessment Act**;
- Process includes public consultation to establish the preferred locations for municipal infrastructure, including roads and services;
- 4 phases:
 1. Problem or Opportunity
 2. Alternative Solutions
 3. Alternative Design Concepts for the Preferred Solution
 4. Environmental Study Report
- Integrated approach combines Planning Act & Environmental Assessment Act requirements, satisfy the requirements of both processes;

This study will satisfy Phases 1 and 2 of the Municipal Class process



What did we find?

Opportunities + Constraints



Road Access

Road access to the developable area is a challenge as there are only two existing points of access.

- Existing Road Access
- Arterial Road Deferred by the Region of Durham

Developable Area

The environmental features in the Secondary Plan Area present an opportunity for clusters of higher density residential developments in the urban residential area. There is a challenge presented by the limited size of the developable area within the Secondary Plan Area.

- Proposed Developable Area

Integration of Natural Features

The protected Soper Creek Tributaries provides an opportunity to create unique settlement areas surrounded by natural features.

- Soper Creek

Public Access to Nature

Opportunities for integrating EPA's with formalized parks to provide greater access to nature.

- Proposed Community Park
- Possible Connection to Urban Trail
- Environmental Protection Area

Municipal Servicing

Sanitary System
Opportunity is present for the SSSP area to be serviced by the Soper Creek Trunk sewer proposed to be built beginning in 2025. Further review is needed to determine if a pumping station will be required on the site.

- Proposed Sanitary Infrastructure

Water Distribution
Existing water trunk main and planned improvements would be sufficient to serve the Soper Springs Secondary Plan area.

- Existing Trunk Water Main

Topography

Opportunity to maintain areas of higher elevation to provide variety to the site and allow for a view of Soper Creek.

- Study Area High Point
- Study Area Low Point Draining into the Soper Creek Natural Heritage Area

Legend

- Heritage Inventory Property
- Property Designated Under Part IV
- Potential Cultural Heritage Resource
- Soper Creek and its Tributaries
- Existing Neighbourhood Centre
- Existing Communication Tower
- Secondary Plan Area
- Urban Trail
- Designated Local Corridor
- Existing Durham Region Bus Stop

Next Steps



Phase 2 - Engagement

- Steering Committee Presentation
- Public Information Centre

Phase 2 - Deliverables

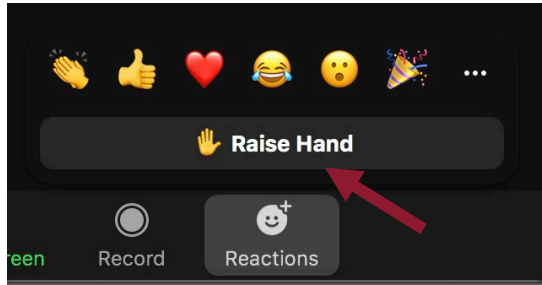
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- Evaluation Criteria + Measures



Questions + Answers



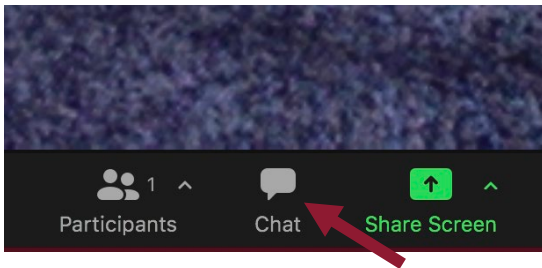
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Thank You

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