

Municipality of Clarington

Soper Hills and Soper Springs

# Secondary Plans

Prepared By: SGL Planning & Design Inc.  
Public Information Centre

December 6, 2023

*Clarington*

**SGL** TYLin  
Planning & Design Inc.

Aquafor Beech  
Limited



Soper Hills & Soper Springs

**Secondary Plans**

**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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## Consultant Team



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Ecology Lead  
Aquafor Beech



# Presentation Outline



1. Introductions
2. What is the Purpose of this Meeting?
3. Context in Clarington
4. Study Area
5. Where are we in the Study Process?
6. Soper Creek Subwatershed Study
7. Soper Hills
8. Soper Springs
9. Next Steps



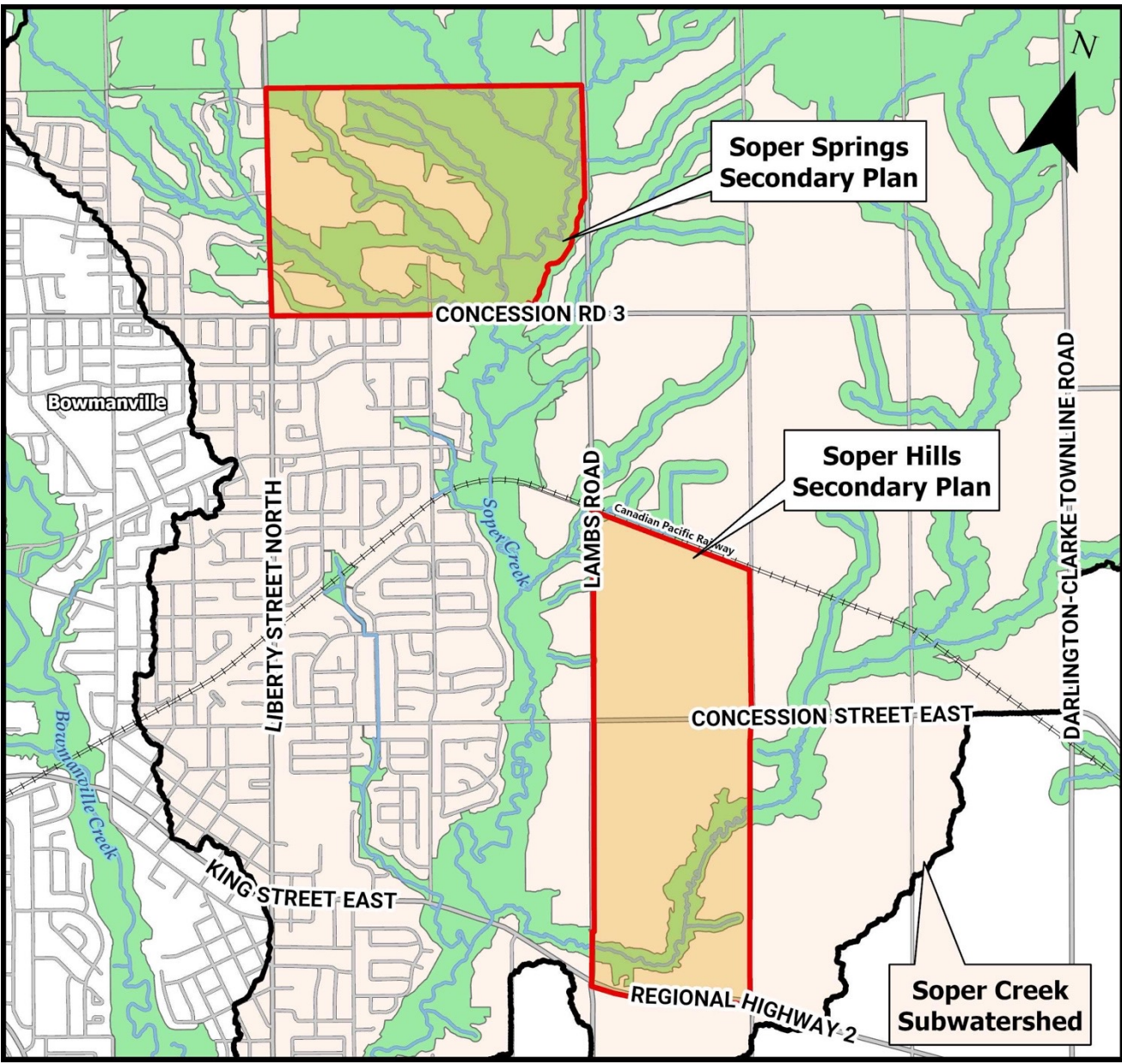


# What is the purpose of this Meeting?



- 1. Provide an update on the Soper Creek Subwatershed Study**
- 2. Present the Preferred Plans for both Soper Hills and Soper Springs for feedback**

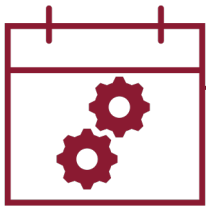




# Study Areas







# Where are we in the Study Process?



## Phase 1

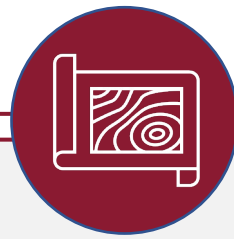
**Initial Public Input + Technical Analysis**

### Engagement

- Steering Committee Presentation
- Public Information Centre

### Deliverables

- Background and Analysis Report
- Opportunities and Constraints



## Phase 2

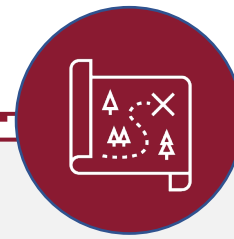
**Urban Design + Sustainability Principles and Alternative Land Uses**

### Engagement

- Steering Committee Presentation
- Public Information Centre

### Deliverables

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



## Phase 3

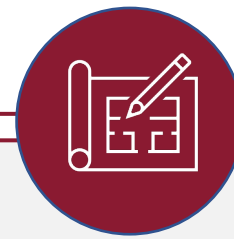
**Preferred Land Use Plan**

### Engagement

- Steering Committee Presentation
- Staff Report to Council
- 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 Public Meeting
- Council Adoption

### Deliverables

- Final Planning Rationale Report
- Final Draft Secondary Plan

# Soper Creek Subwatershed Study

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# What is Watershed Planning?



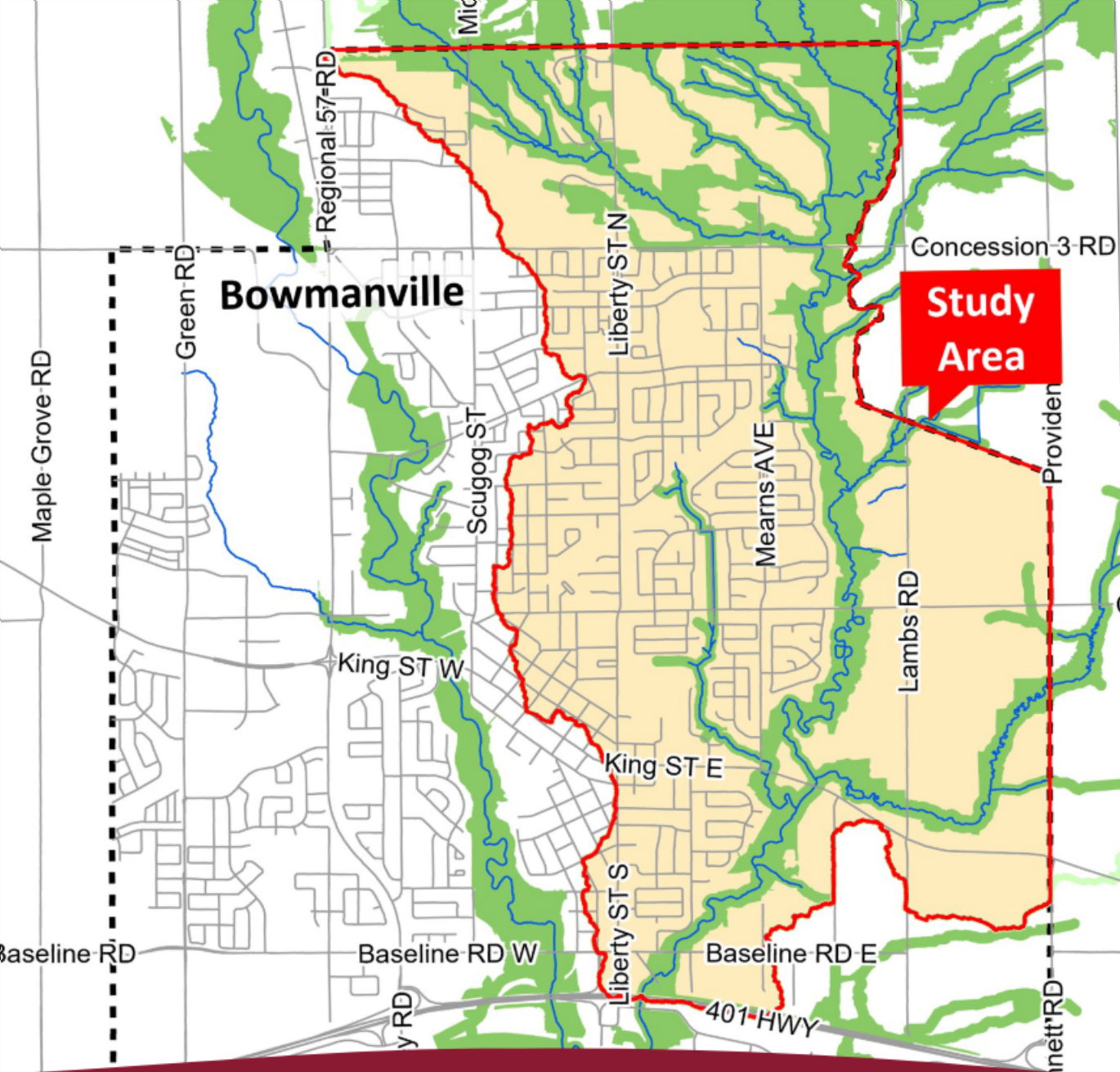
**“Watershed planning is an opportunity for municipalities and other planning authorities to work collaboratively towards watershed objectives by creating a framework for the management of human activities, land, water, aquatic life and resources within a watershed, and for the assessment of cumulative, cross-jurisdictional and cross-watershed impacts.”**

- Ministry of Environment Conservation and Parks, 2018

## What is the Subwatershed Plan Contribution to Our Community?

- Create an environmental vision, with a set of goals, objectives and targets;
- Identify areas to be protected, enhanced and rehabilitated as development occurs through the Secondary Planning Process;
- Provide a stormwater management plan that respects natural hydrologic processes; and
- Detail the requirements for ongoing monitoring and verification of defined targets.

# Subwatershed Study Purpose

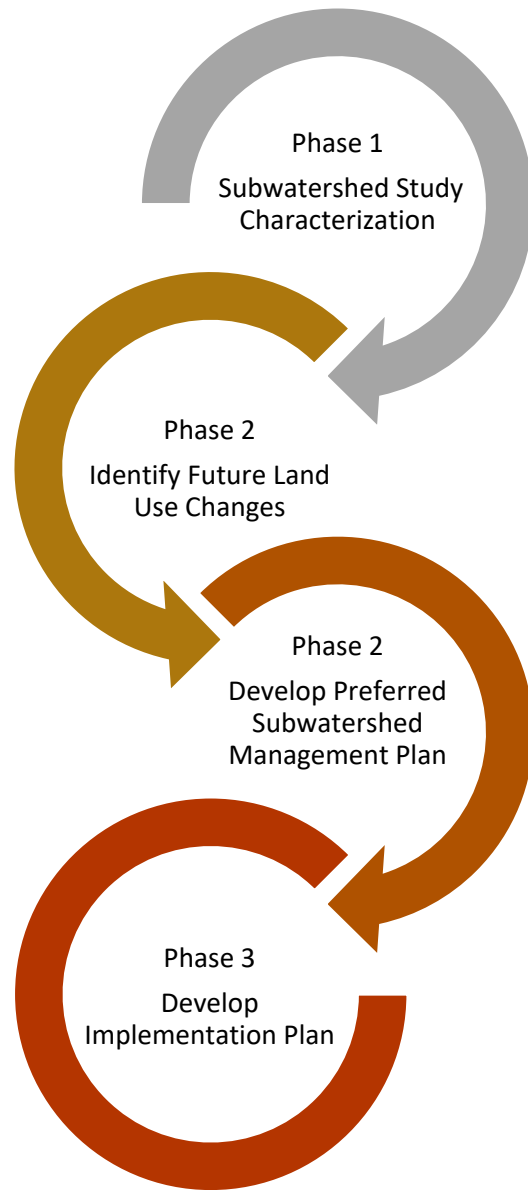


For the Subwatershed Study to:

- Support future growth, development applications, and Secondary Plans for Bowmanville
- Develop a plan that allows sustainable development while ensuring maximum benefits to the natural and human environments on a watershed basis



# Subwatershed Study Process

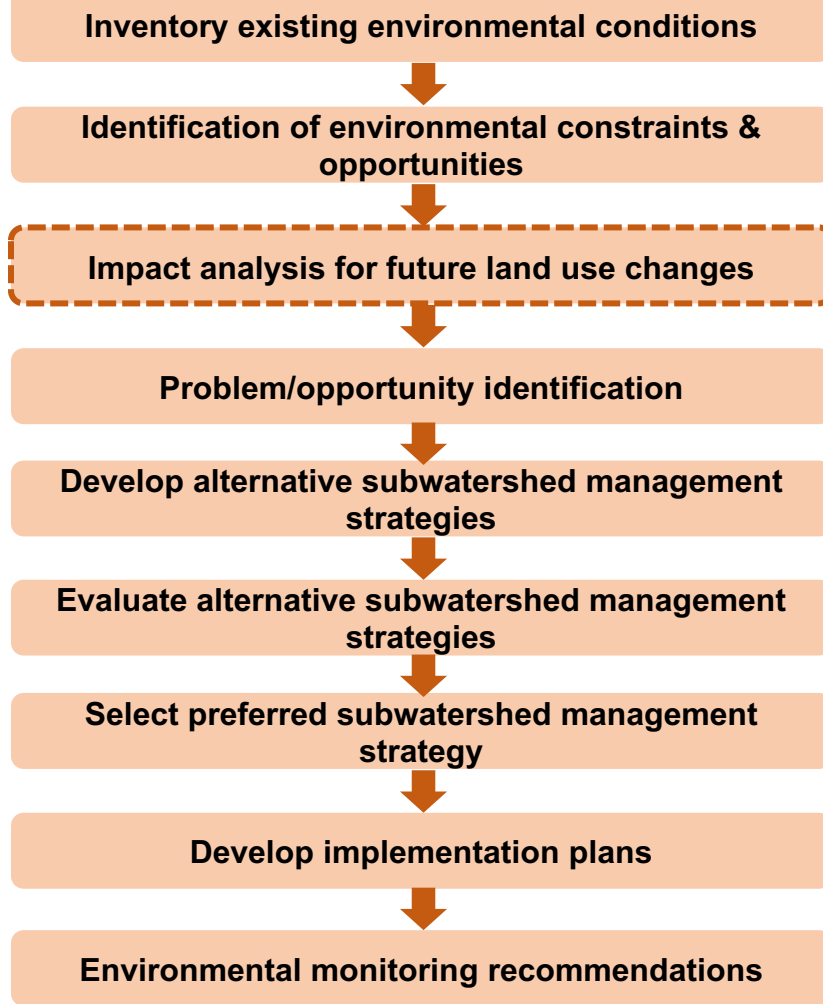


- Study is being conducted in the spirit of a Master Plan Environmental Assessment Process
- The process includes:
  - Problem/opportunity identification
  - Evaluation of alternative solutions
  - Selection of a preferred solution
- Stakeholder consultation is an important component of the study
  - Open House #1 happened in December 2022
  - Next open house will occur at the end of the study

# Subwatershed Study Process

Consultation with Stakeholders, the Public and Agencies

We are here!



Subwatershed Study - Phase 1

Subwatershed Study - Phase 2/3



Public Engagement

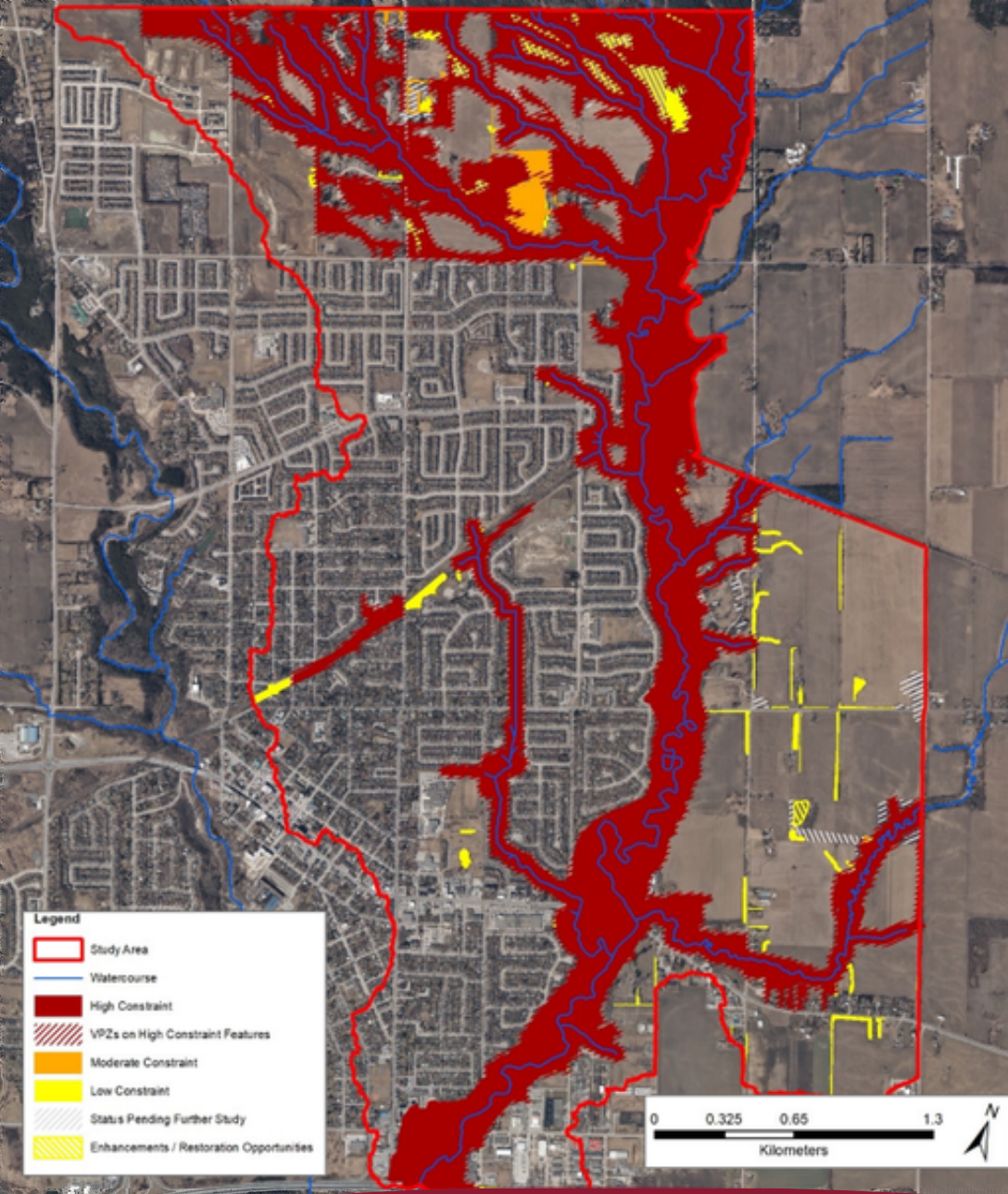
# Overview of Phase 1 Constraints



Preliminary assessment of developmental constraints within the study area are subject to refinement following site-specific studies and consultation with the Municipality of Clarington and CLOCA

## High Constraint:

- Development is generally not allowable
- Natural hazards, Natural Heritage features, and Protection-level Headwater Drainage Features



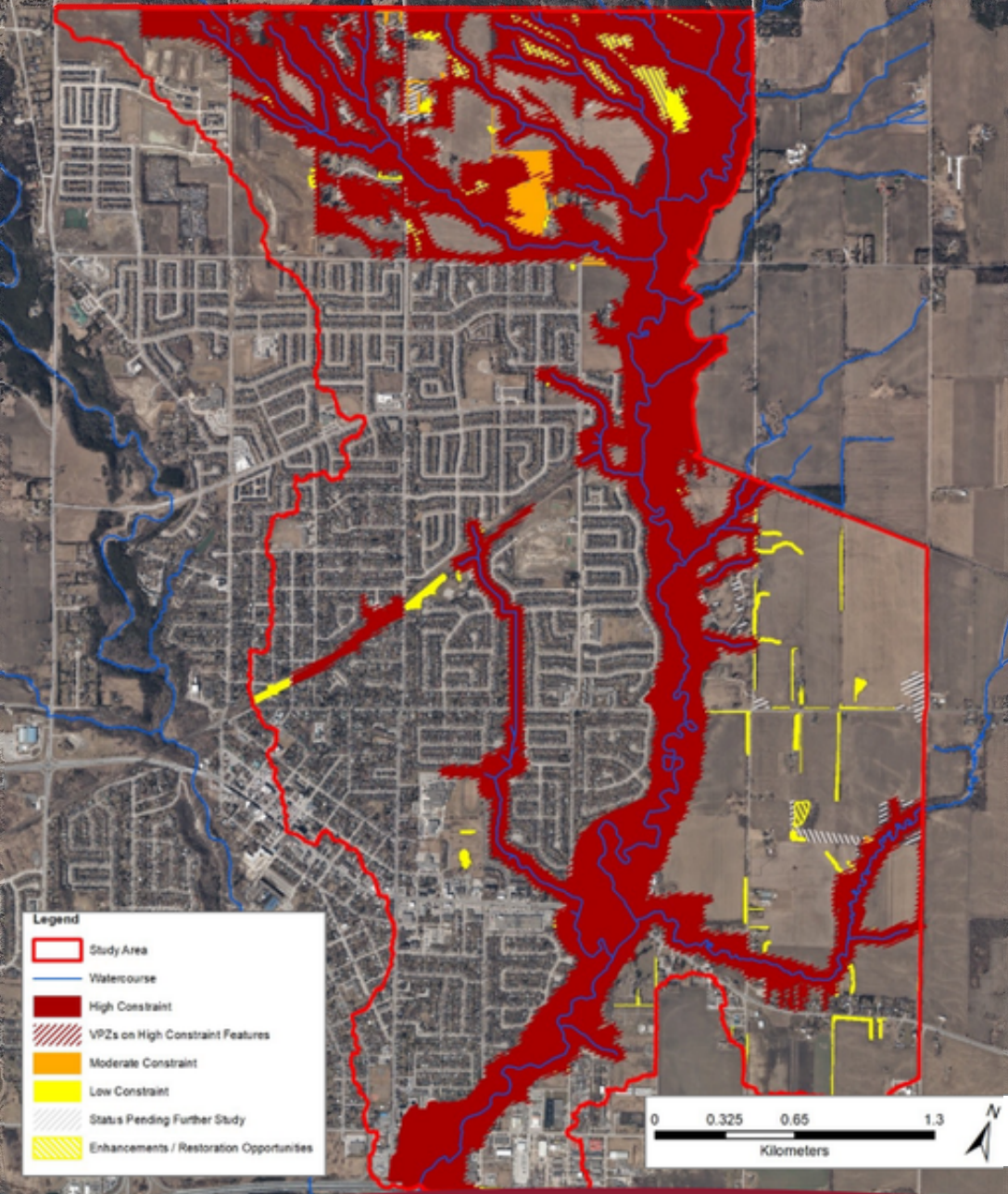


# Overview of Phase 1 Constraints



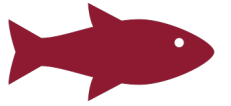
## Moderate Constraint:

- Some development may be allowed depending on the results of further studies
- Applied to features known to need further study to accurately define feature boundaries and/or confirm sensitivity
- Also applied to: Linkages, Vegetation Protection Zones, Conservation and Mitigation-level Headwater Drainage Features



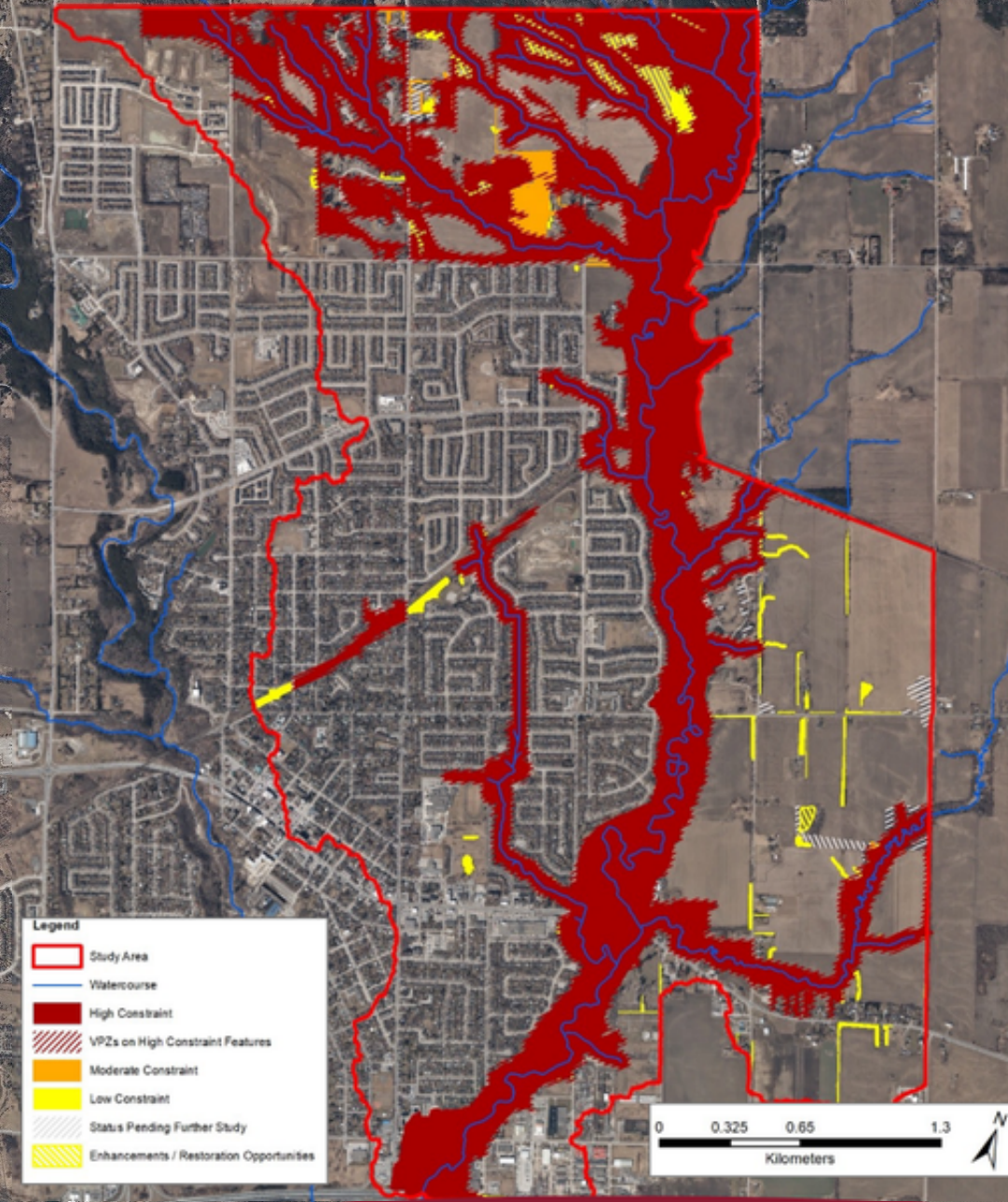


# Overview of Phase 1 Constraints



## Low Constraint:

- Development is not restricted by existing policies and regulations
- Natural heritage features that did not meet criteria for inclusion in the Natural Heritage System but still have value are encouraged to be included as parks or stormwater management blocks





# Phase 2 and 3

## Next Steps



- Evaluation of potential impacts of land uses
- Development and evaluation of preferred subwatershed management strategies
- Selection of preferred subwatershed management strategy
- Develop implementation plan
- Present preferred strategy and implementation plan to the public

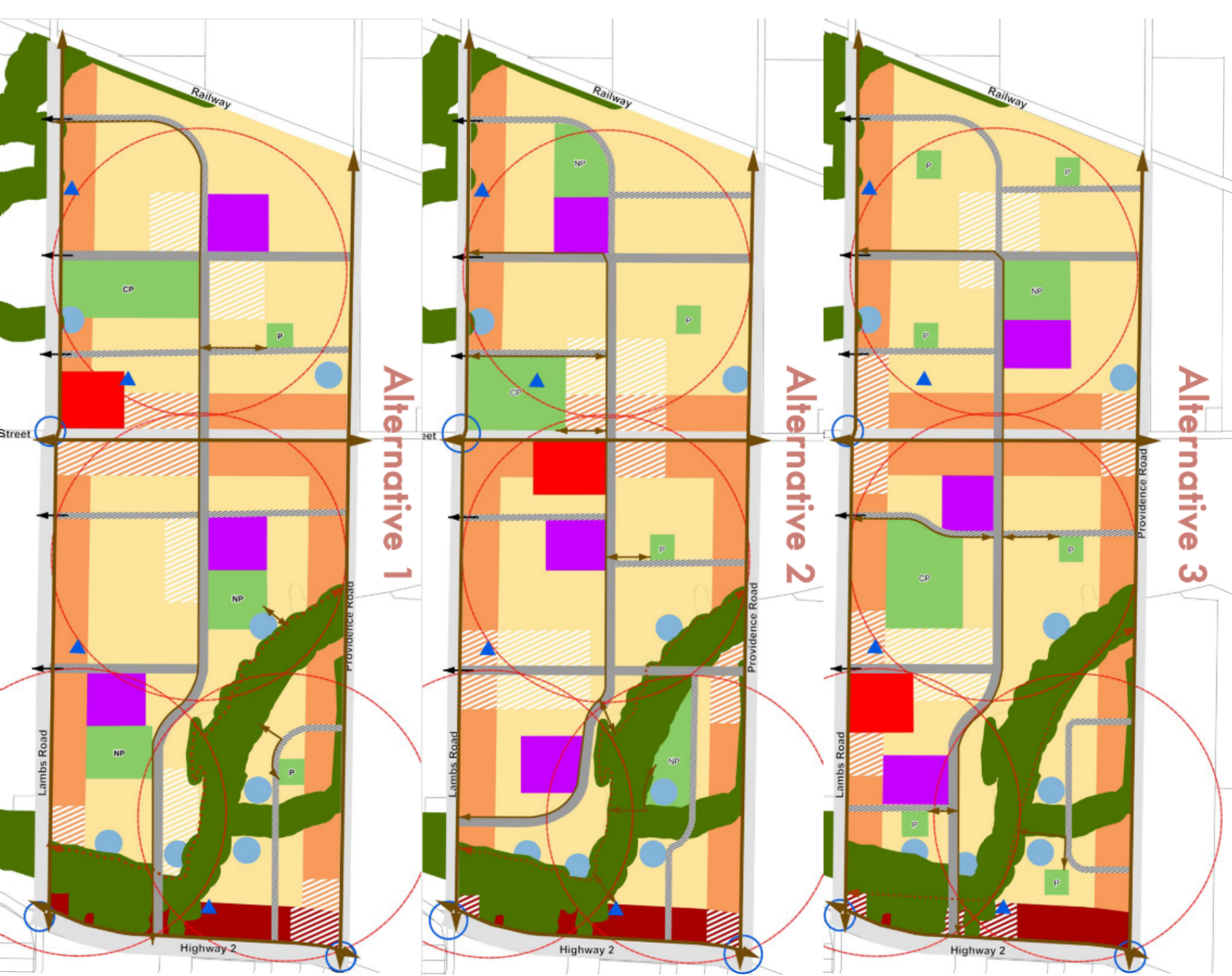


# Soper Hills Secondary Plan

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# Soper Hills Land Use Alternative Concepts





# What We Heard



- Participants value “sustainability” in the vision for Soper Hills;
- High Density Regional Corridor focused at the intersections of Lambs Road and Providence Road along Highway 2 is preferred
- Medium Density Mid Rise - Local Corridor primarily along Concession Street is preferred;
- The location of Neighbourhood Centre along Concession Street is preferred; and
- The location of Parks is most preferred in Alternative 2.

# Purpose of Evaluation Criteria + Measures

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**Built Environment**



**Transportation + Mobility**



**Natural Environment + EPAs**



**Parks + Open Space**



**Sustainable Servicing + SWM**



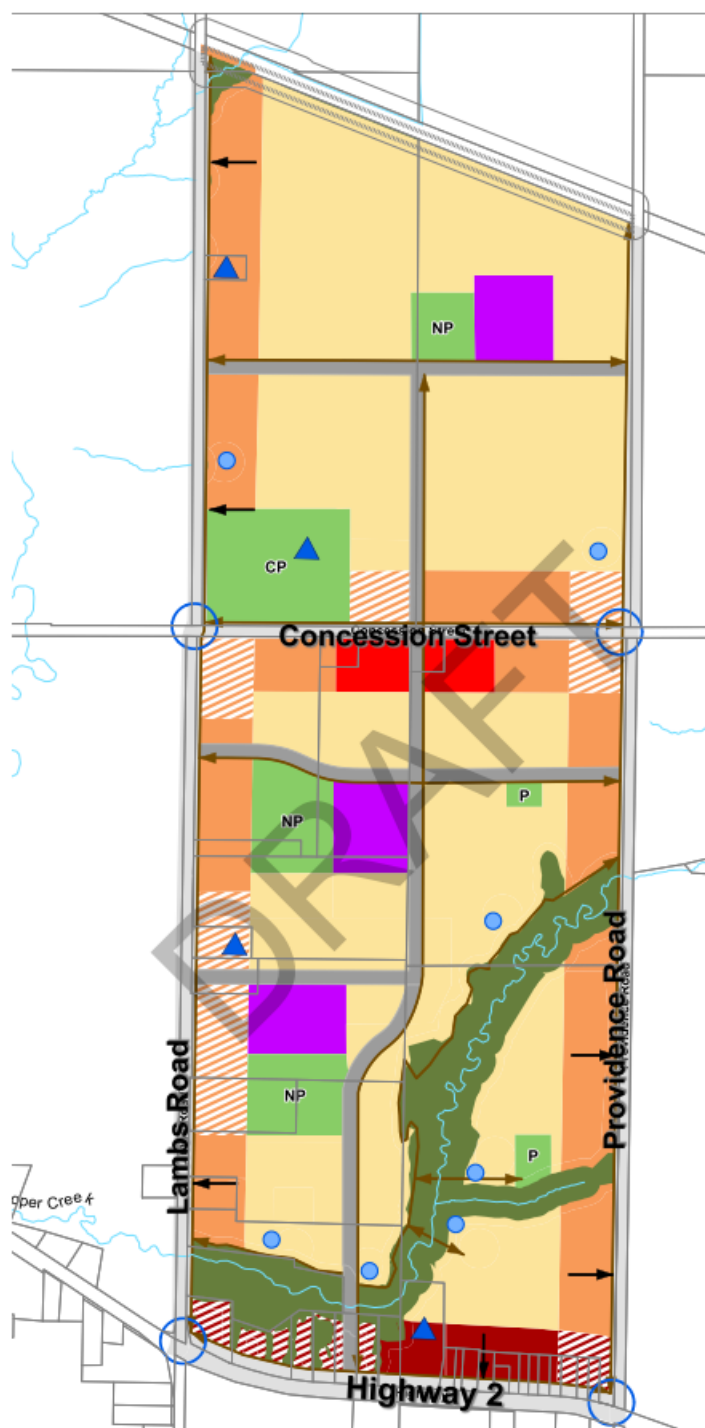
**Cultural Heritage + Archaeology**






















**Agriculture**

- Guided the evaluation of three Land Use Alternatives
- Identified preferred elements of each alternative to prepare Preferred Plan

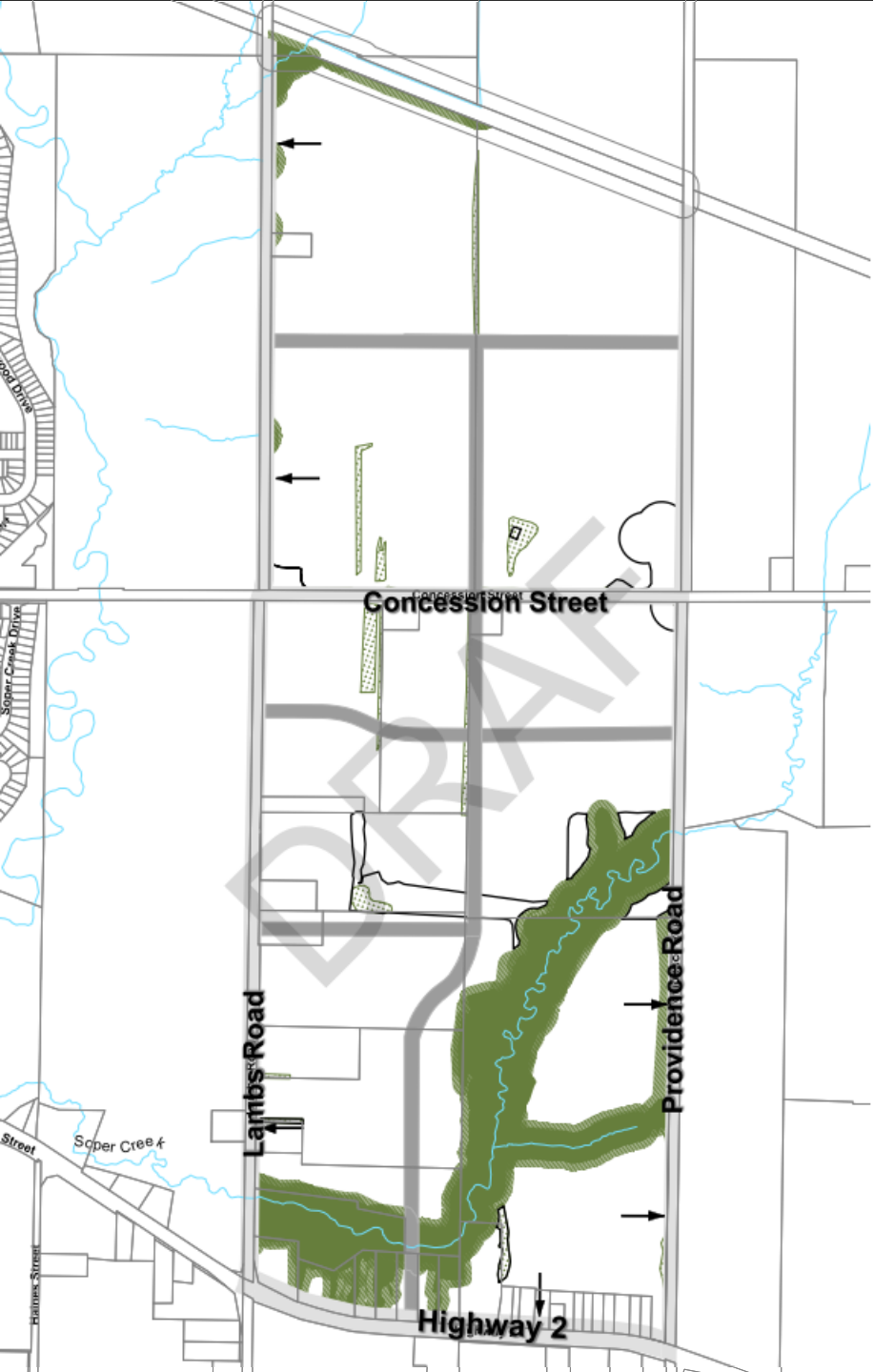




### Legend







-  High Density/Mixed Use Regional Corridor
-  Medium Density Regional Corridor
-  Medium Density Local Corridor-Mid Rise
-  Medium Density Local Corridor-Low Rise
-  Low Density
-  Neighbourhood Centre
-  Community Park
-  Neighborhood Park
-  Parkette
-  Elementary School
-  Environmental Protection Areas (EPA)
-  Stormwater Management Facility (SWF)
-  Collector Roads
-  Arterial Roads
-  Connection to Other Roads
-  Multi-Use Path
-  Potential Cultural Heritage Resources
-  Prominent Intersection
-  30m Railway Setback

# Preferred Land Use Plan Soper Hills

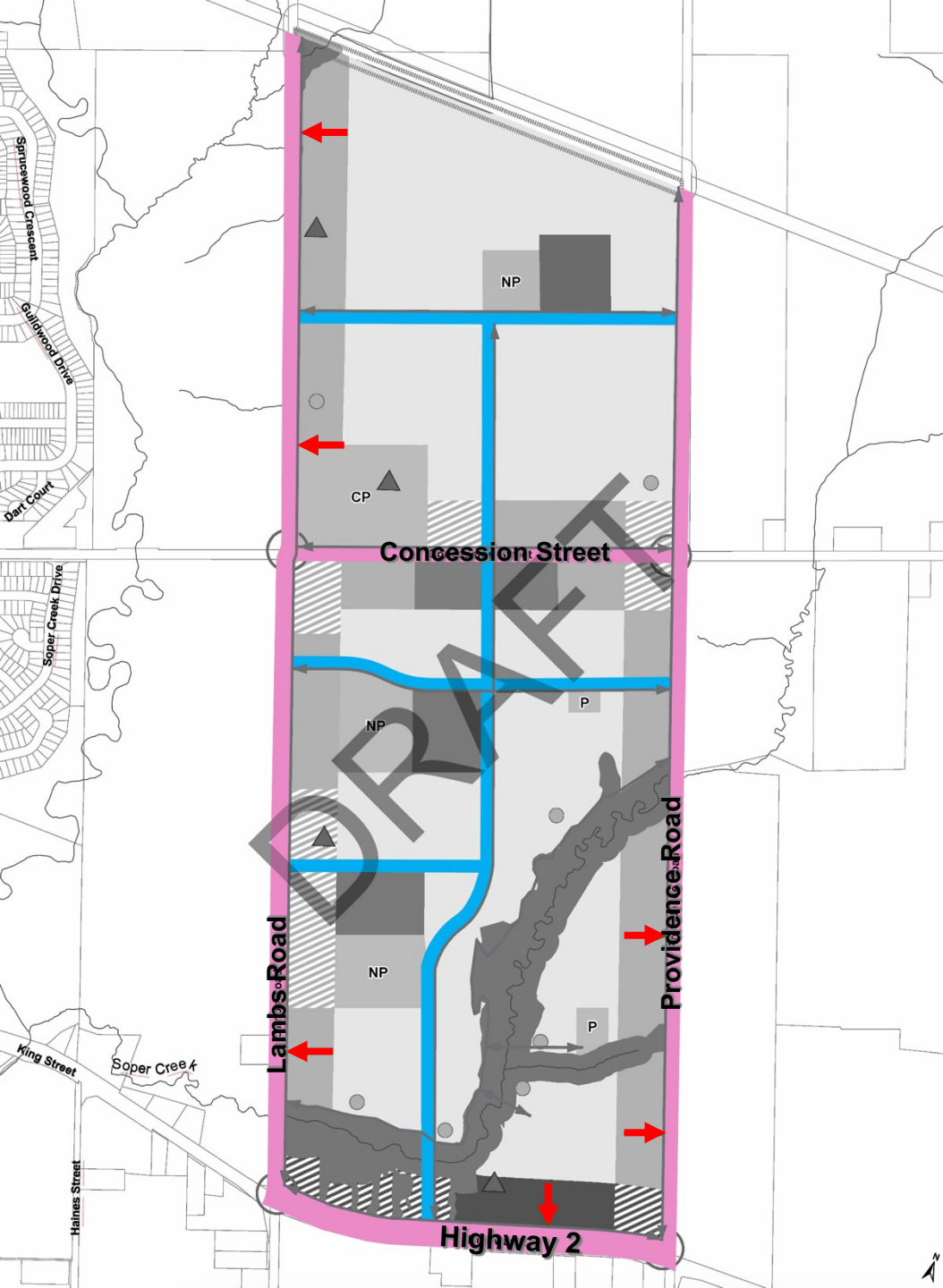


# Environmental Protection Area Soper Hills

## Legend

-  Environmental Protection Areas (EPA)
-  Environmental Constraint: Vegetation Protection Zone (VPZ)
-  Environmental Constraint: Low Constraint Areas
-  Additional Area of Further Study
-  Collector Roads
-  Potential Local Road Connection





# Roads



Arterial Roads

- Existing + extension of Providence Road



Proposed Collector Roads



Connections to Other Roads

Concession Street looking east towards Lambs Road



# Regional Corridor



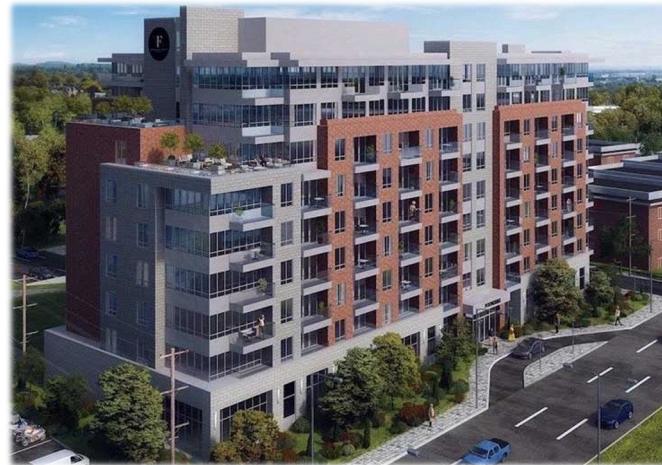
High Density/ Mixed Use Regional Corridor

- 7- 12 storeys
- Apartments and mixed use buildings



Medium Density Regional Corridor

- 5-6 storeys
- Apartments and mixed use buildings



Source: The Founders Residences  
High Density/ Mixed Use  
Regional Corridor



Source: Lector 85  
Medium Density Regional Corridor



# Local Corridor



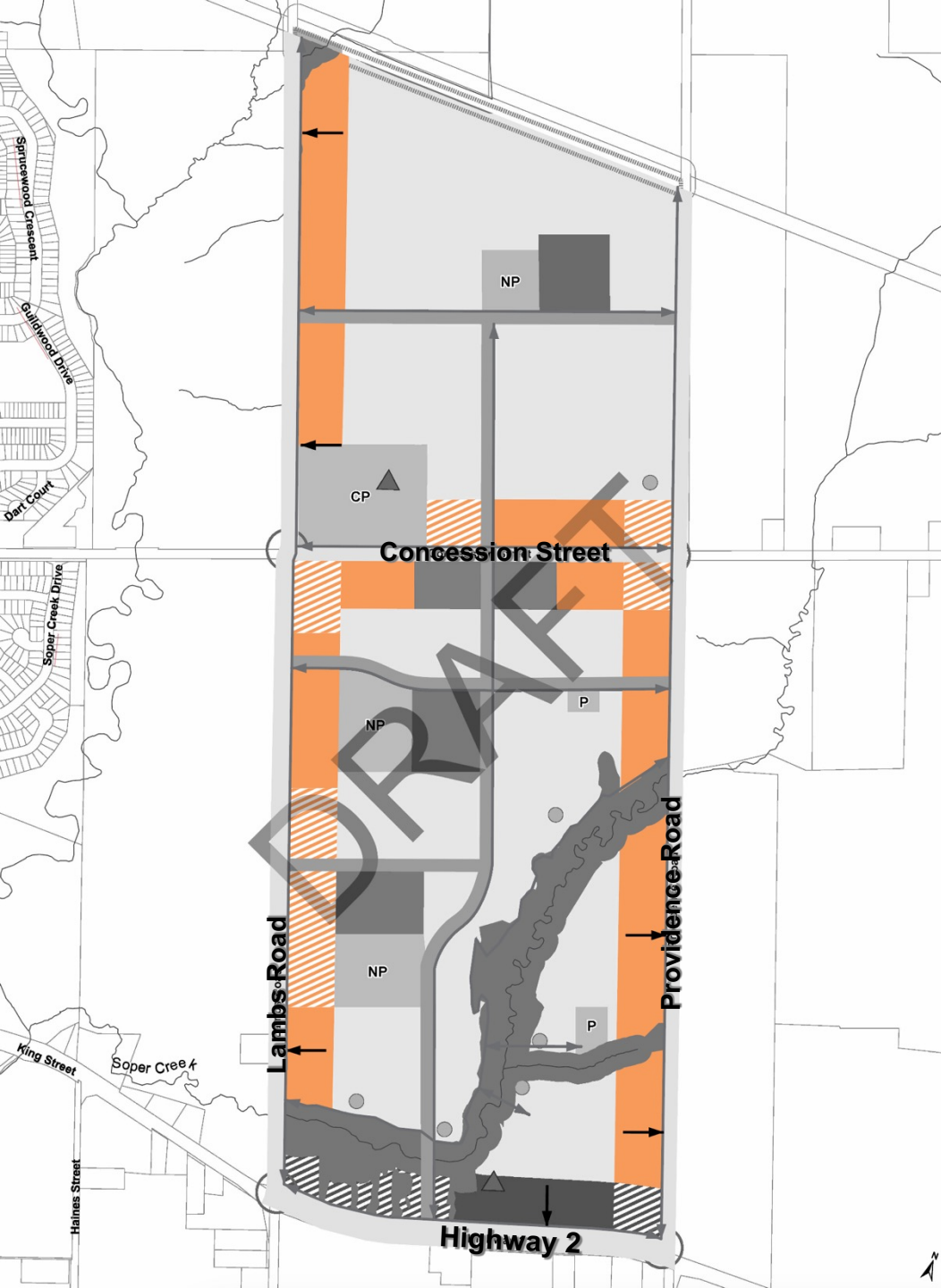
Medium Density Local Corridor - Mid Rise

- 5-6 storeys
- Mixed use and apartments



Medium Density Local Corridor - Low Rise

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



Medium Density Local Corridor - Mid Rise



Source: Fifth Avenue

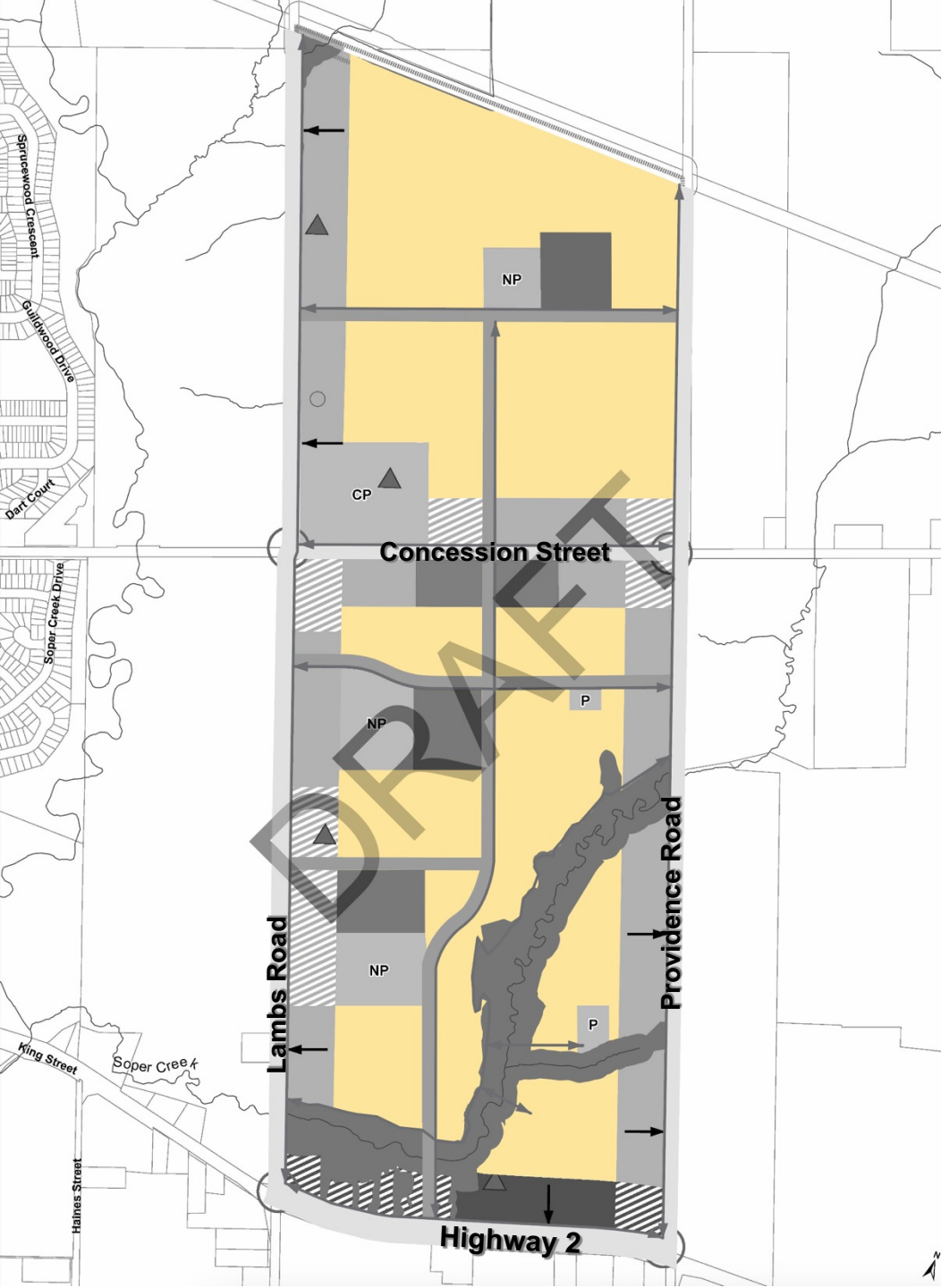
Medium Density Local Corridor - Low Rise



Source: Norstar Group

# Low Density

- Land use for the majority of the Secondary Plan area
- Semi-detached dwellings, detached dwellings, and limited townhouses



Source: CHBA



Source: Zolo



Source: CHBA

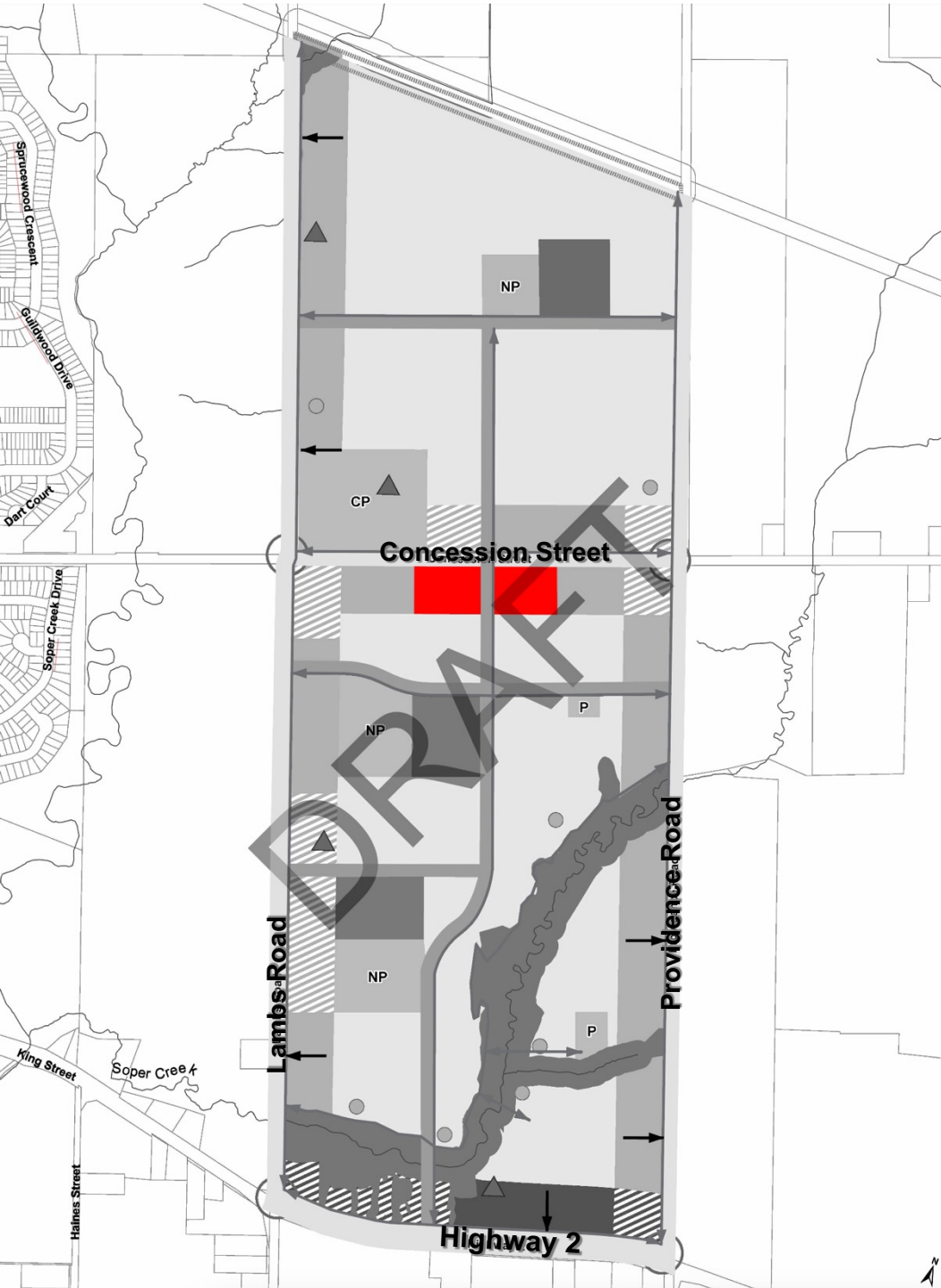


Source: Green Energy Futures



# Neighbourhood Centre

- Approximately 3 hectares
- Accommodate mixed uses, including a maximum of 5,000 sq.m. of retail



Source: Gateman Milloy



Source: Mission Group



Source: Soil and Structure Consulting Inc.



# Schools + Parks



Elementary School

Park Sizes :



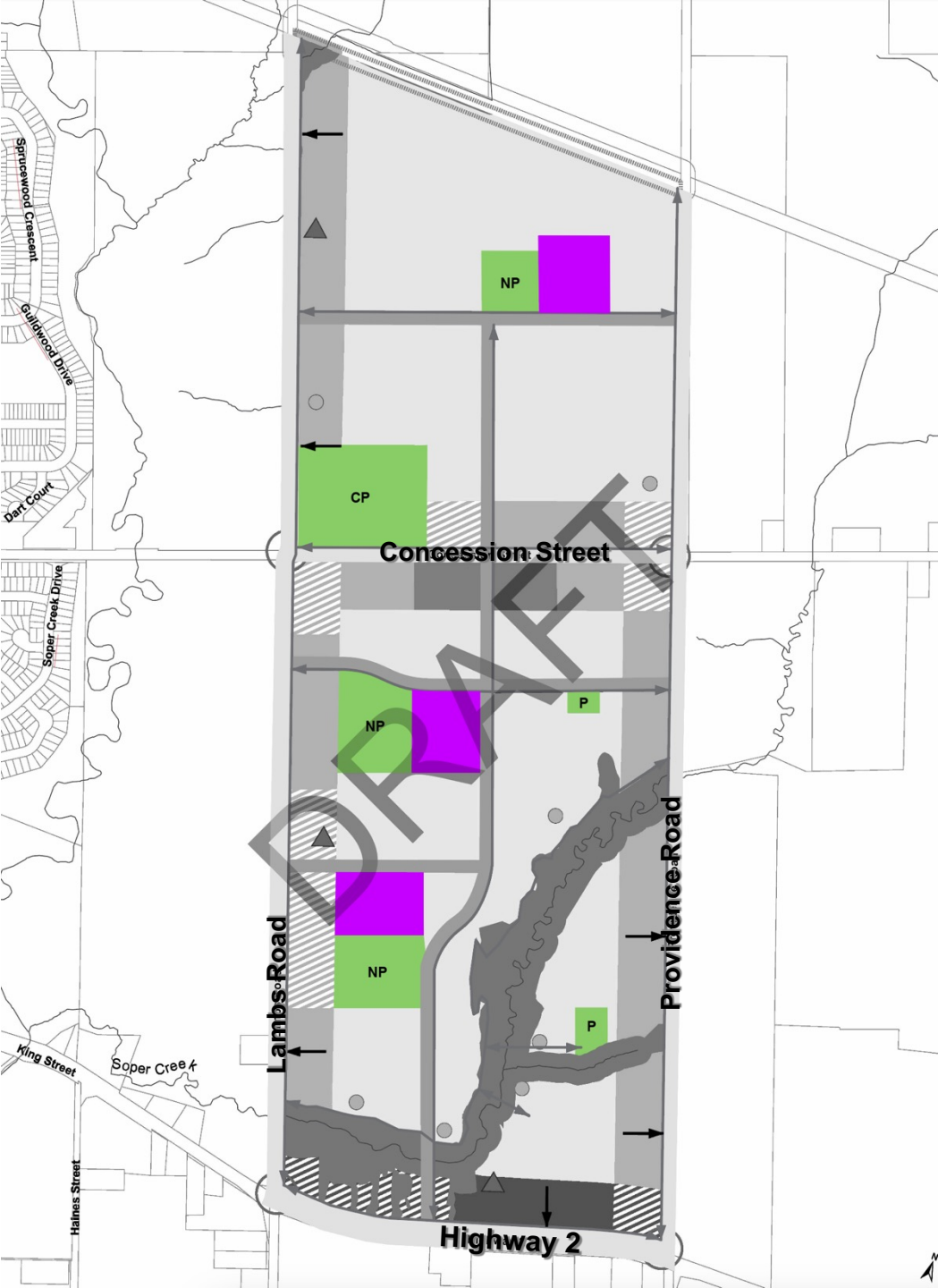
Community Park: 6 to 12 hectares



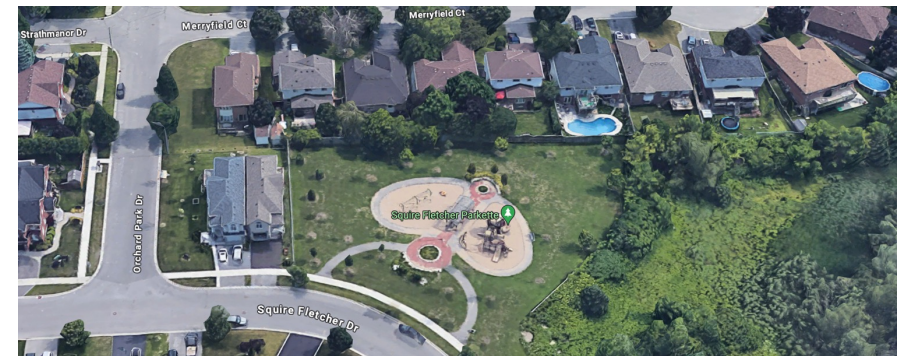
Neighbourhood Park: approximately 1.5 to 3 hectares



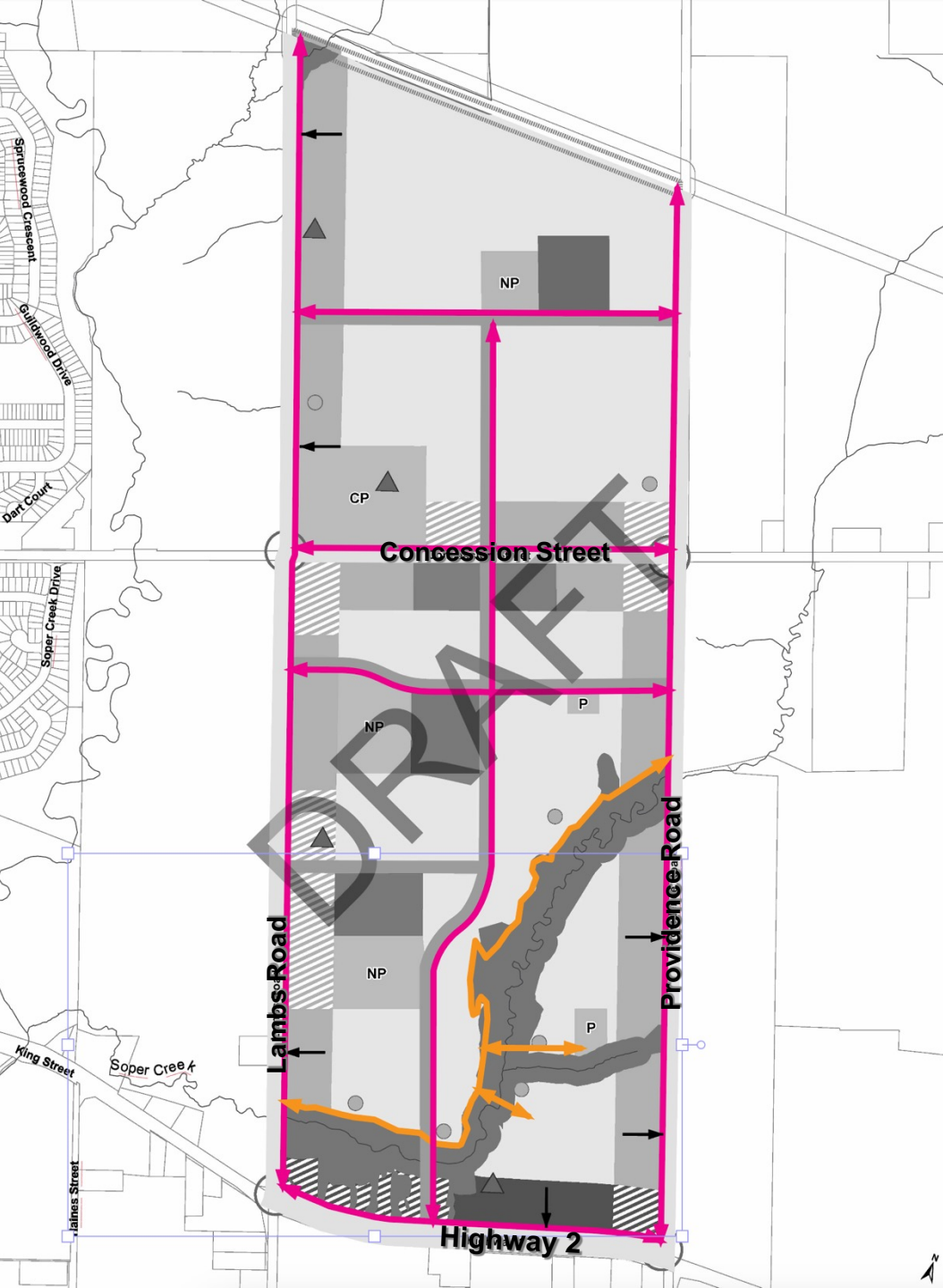
Parkettes: approximately 0.5 to 1 hectares



Source: Municipality of Clarington







# Trails

- ➔ Multi-Use Path along stream corridor
- ➔ Multi-Use Paths beside the road



# Soper Springs Secondary Plan

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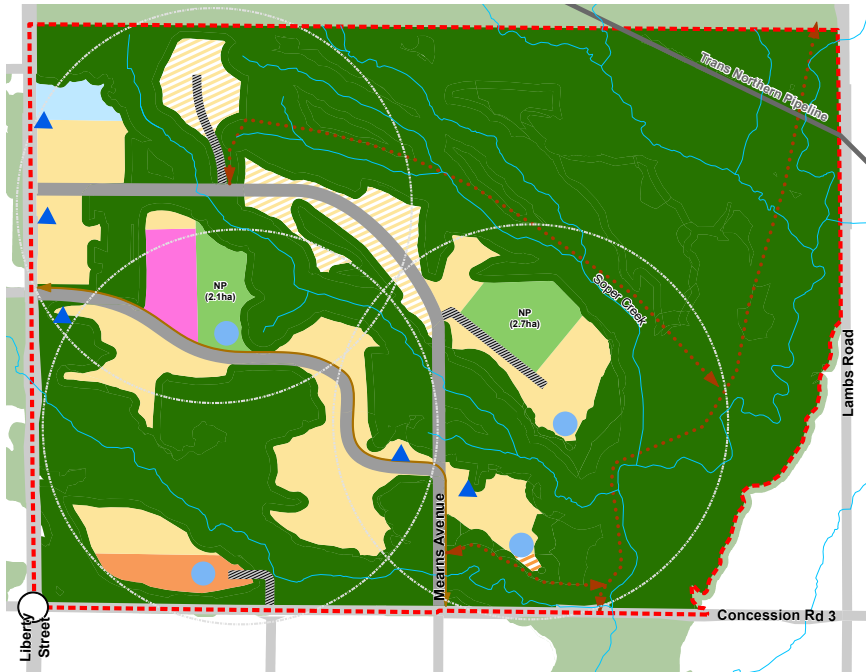
Alternative 1



Alternative 2



Alternative 3



# Soper Springs Land Use Alternative Concepts

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# What We Heard



- Participants value “trails” and the “environment” in the vision for Soper Springs;
- Primarily mid-rise is preferred along the Local Corridor;
- Townhouses should be spread out throughout the Study Area;
- The location of Neighbourhood Commercial uses is most preferred along Liberty Street; and
- The location of parks is most preferred in Alternative 2.



# Purpose of Evaluation Criteria + Measures

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**Built Environment**



**Transportation + Mobility**



**Natural Environment + EPAs**



**Parks + Open Space**



**Sustainable Servicing + SWM**



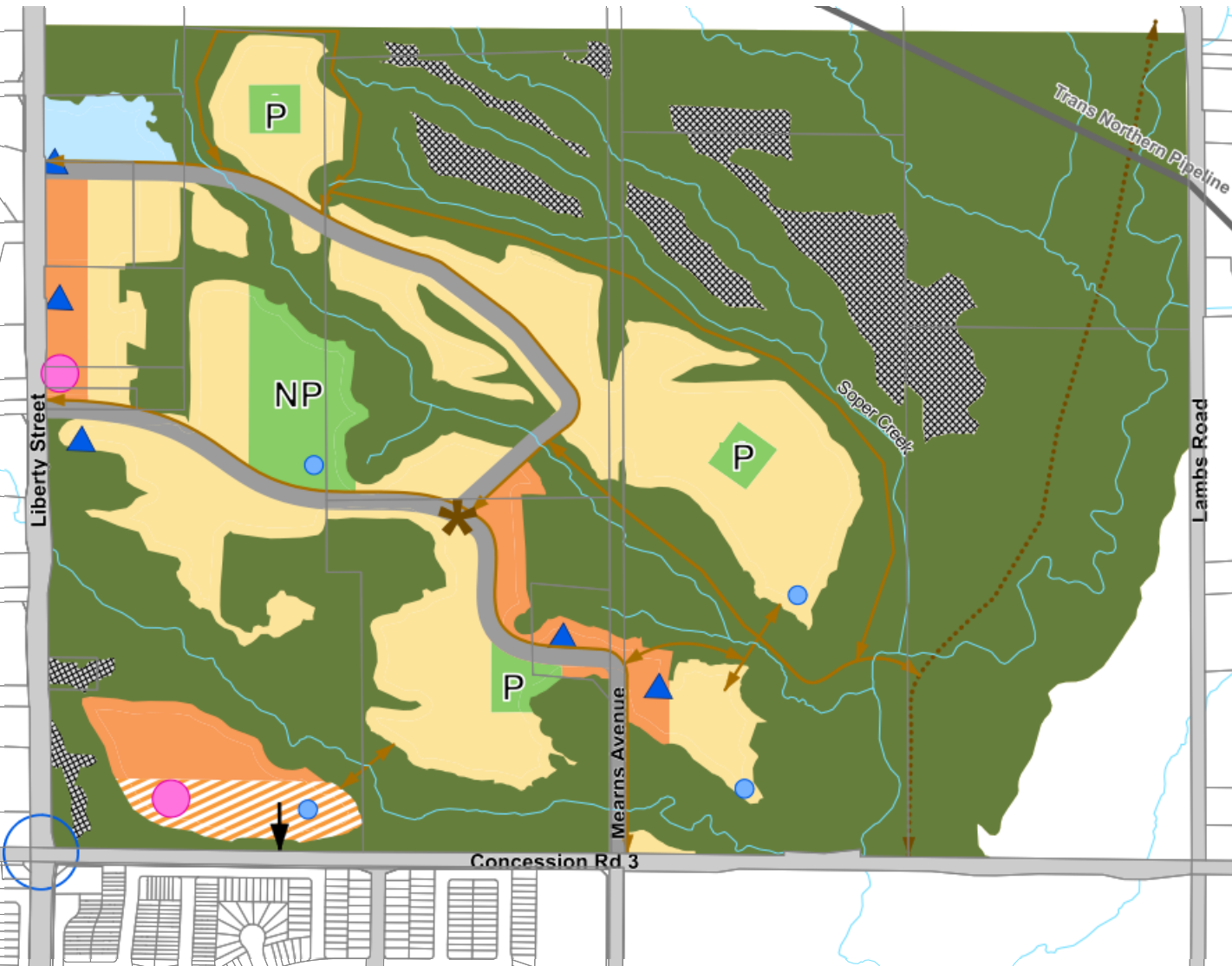
**Cultural Heritage + Archaeology**



**Agriculture**

- Guided the evaluation of three Land Use Alternatives
- Identified preferred elements of each alternative to prepare Preferred Plan

# Preferred Land Use Plan Soper Springs

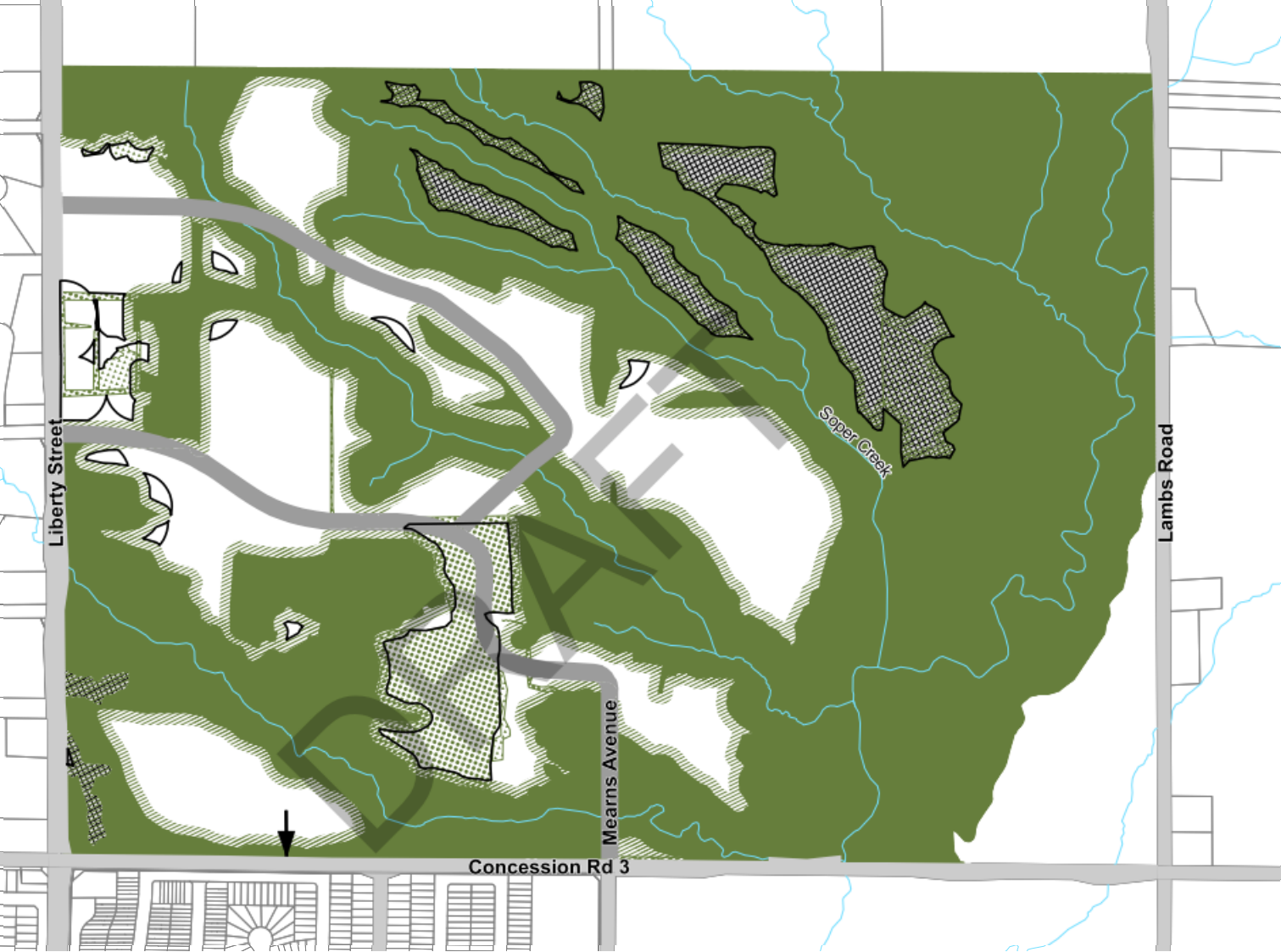


## Legend

-  Medium Density Local Corridor-Mid Rise (5-6 Storeys)
-  Medium Density (2-4 Storeys)
-  Low Density
-  Potential Neighborhood Centre Location
-  Environmental Protection Areas (EPA)
-  Environmental Constraint: Land Use to be Determined
-  Prominent Intersection
-  Collector Roads
-  Potential Local Road Connection
-  Potential Cultural Heritage Resources
-  Utility
-  Neighborhood Park
-  Parkette
-  Stormwater Management Facility (SWF)
-  Multi-Use Path
-  Multi-Use Path - Municipal Trail
-  Gateway



# Environmental Protection Area Soper Springs



# Roads



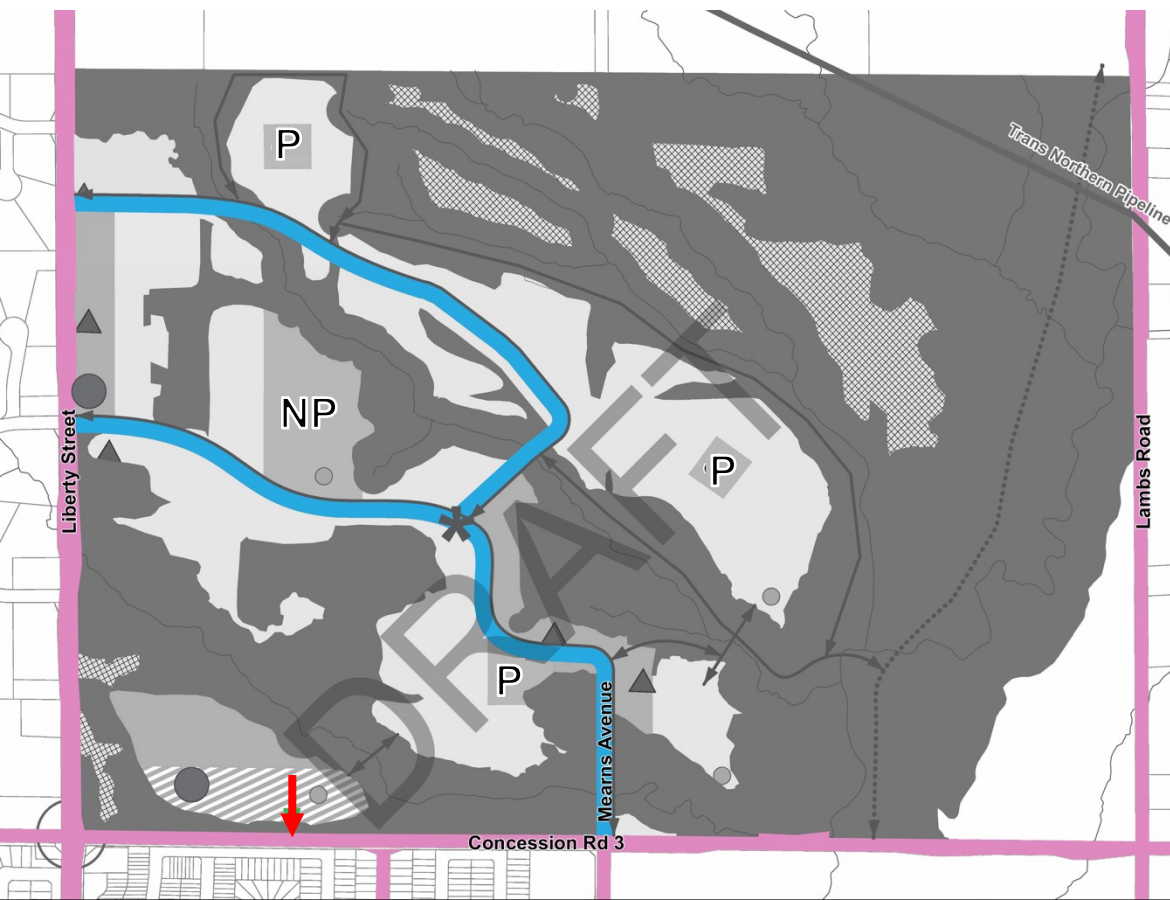
Arterial Roads



Proposed Collector Roads



Connections to Other Roads



Concession Road 3 looking west at Mearns Avenue



Concession Road 3 looking west at Liberty Street





# 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



Medium Density Local Corridor - Mid Rise



Source: Fifth Avenue

Medium Density Local Corridor - Low Rise



Source: Norstar Group

# Low Density

- Land use for the majority of the Secondary Plan area
- Semi-detached dwellings, detached dwellings, and limited townhouses



Source: CHBA



Source: Zolo



Source: CHBA



Source: Green Energy Futures



# Potential Neighbourhood Centre

- One location to be determined
- Accommodate maximum of 5,000 sq.m. of retail
- May be integrated on the ground floor of apartment buildings



Source: Mission Group



Source: Soil and Structure Consulting Inc.

# Parks

## Park Sizes:

- NP** Neighbourhood Park: approximately 1.5 to 3 hectares
- P** Parkettes: approximately 0.5 to 1 hectares



Basketball Court



Playground



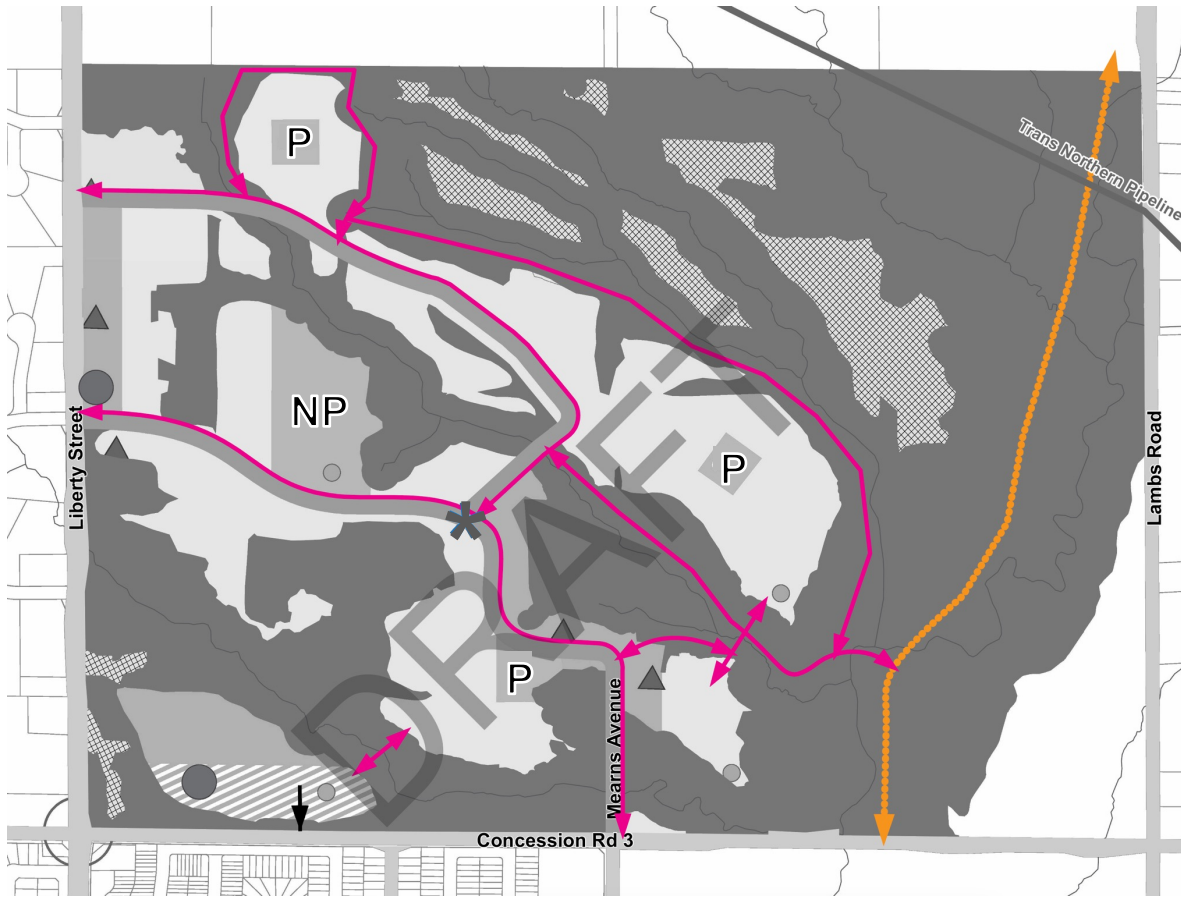
Community Garden



# Trails

●●●▶ Multi-Use Path – Future Municipal Trail

▶ Multi-Use Paths beside the road and within the EPA connecting parkland with nearby trail systems



Source: Municipality of Clarington



Source: Alltrails



# Next Steps



**Deadline for Public Comments:  
December 15<sup>th</sup>, 2023**

## **Soper Springs + Soper Hills**

- Prepare Secondary Plan
- Prepare Transportation Network Report
- Prepare Functional Servicing Report
- Prepare Urban Design Guidelines
- Prepare Phase 2 & 3 Subwatershed Study





# Thank You

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