



WILMOT CREEK secondary plan



PUBLIC INFORMATION CENTRE
PIC #1

July 26, 2018
The Wheelhouse



Greetings from the Municipality

- Thank you for taking the time to join us this evening. This is the **first of many opportunities** for participation throughout the preparation of the Wilmot Creek Secondary Plan.
- Approvals that have been given to date:
 - Any concepts or plans presented before today will be considered background material to the process that starts today;
 - Region of Durham **approved the expansion** of the Newcastle Urban boundary to include secondary plans lands;
 - The policies and process that we are going to follow for this project come from Clarington Official Plan which has been **approved by Clarington Council and Durham Region**; and,
 - Clarington Council held a public meeting on Dec 4 for the **approved Terms of Reference** and the initiation of the Secondary Plan with the support to the WCHA.

AGENDA



Public Information Centre PIC #1

7:00 Open House

7:30 Welcome and Introductions

7:40 Presentation

8:00 Discussion

8:55 Wrap-up and Next Steps

9:00 Adjourn



PURPOSE

- The **Wilmot Creek Secondary Plan** is an opportunity to establish a forward-thinking policy framework for a dynamic mixed use community complimenting the existing Wilmot Creek Adult Lifestyle Community.
- The Secondary Plan will provide **the land use planning framework** for the development of the final phases of the Wilmot Creek Community.
- Our team will prepare/refine the **development concept** for the Secondary Plan Area.
- Update/revise **previous studies** and prepare **new technical studies** to support the Secondary Plan.

STUDY AREA - CONTEXT



Municipality of Clarington

Bowmanville

Wilmot Creek
Secondary Plan
Study Area

Hwy. 35/115

Hwy. 401

Hwy. 2

Newcastle

Hwy. 401

Wilmot Creek

Lake Ontario

SECONDARY PLAN AREA



**Wilmot Creek
Secondary Plan Area**

Hwy. 401

Bennett Road

**Wilmot Creek
Community**

Wilmot Creek Study Area

Size: 22 hectares (54 acres)

Location:
South of Hwy. 401
East of Bennett Road
North of CN Rail line

Lake Ontario

TEAM



Municipality of Clarington

Municipal Staff will be responsible for coordinating the consultant team, reviewing the project deliverables, providing input, contributing local perspectives and organizing public events.



Project Management and Municipal Planning

The Planning Partnership (TPP) – Consulting firm with diverse expertise in urban planning, policy development, urban design, landscape architecture, landscape ecology, architectural control, public consultation, and graphic communications.



TEAM



Facilitation

Swerhun Facilitation – Facilitation firm that designs and delivers consultation and engagement processes for decision-makers, making large, complex multi-stakeholder projects constructive and manageable.



Engineering

SCS Consulting Group (SCS) - Consulting engineering firm that specializes primarily in land development engineering as well as engineering design, review and planning study services to municipalities in the GTA.



Transportation

Thompson Ho Transportation Incorporated (thtinc) - Transportation planning firm with expertise in transportation master plans, secondary plan networks, transportation systems analysis, corridor planning, and transportation policy.



TEAM



Sustainability

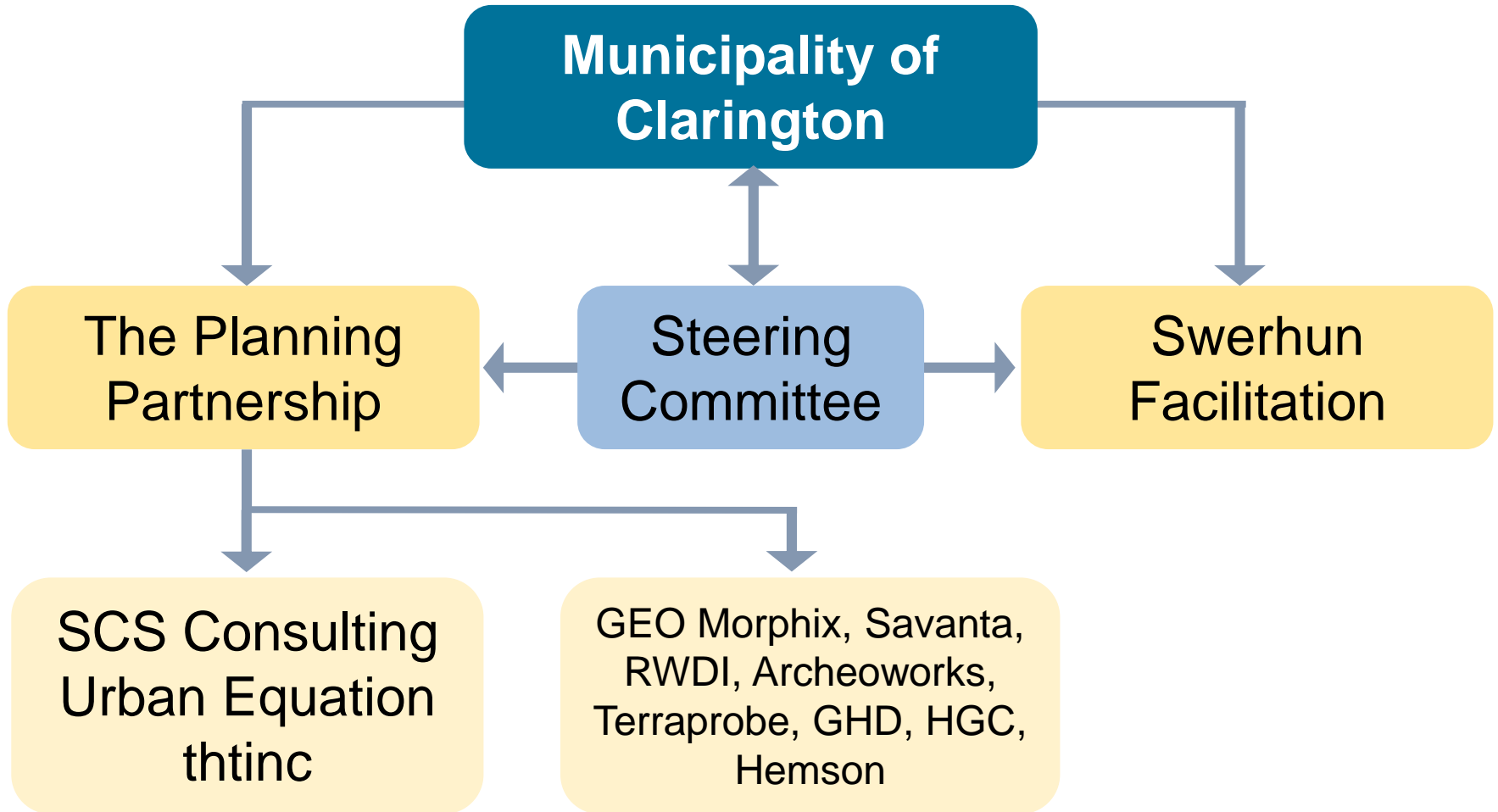
Urban Equation - A real estate advisory firm deeply rooted in development and environmental sustainability that delivers advisory services to inform sustainability strategies, programs, and policy development.



Additional Consultants to Update Existing Studies

- **GEO Morphix**
- **Savanta**
- **RWDI**
- **Archeoworks**
- **Terraprobe**
- **GHD**
- **HGC**
- **Hemson**

TEAM STRUCTURE





Wilmot Creek Secondary Plan Preliminary WORKPLAN

12 month process

PHASE 1

Technical Background

Update Studies

Environmental Impact Study
(GEO Morhpix) & (Savanta)

Air Quality Assessment (RWDI)

Archaeological Assessment
(Archeoworks)

Geotechnical Investigation
(Terraprobe)

Traffic Impact Assessment
Parking Needs (GHD)

Noise and Vibration Study (HGC)

Fiscal Impact Analysis
(Hemson)

New Studies

Active Transportation

Water and Wastewater
Servicing Plan

Flood Plain Analysis and
Stormwater Mgmt Plan

Landscape Analysis

Green Development
Guidelines & Energy Plan

Urban Design Analysis

Hydrogeological
Investigation and
Water Balance Study

Public Input

Public Information Centre #1

Online Engagement

PHASE 2

Development Concept

Development Concept

Draft Reports
Secondary Plan

Urban Design Plan

Green Development
Implementation
Guidelines

Zoning By-law

Public Input

Draft Reports

Online Engagement

Public Information
Centre #2

PHASE 3

Secondary Plan

Final Reports
Secondary Plan

Urban Design
Plan

Green Development
Implementation
Guidelines

Zoning By-law

Public Input

Online Engagement

Statutory
Open House

Statutory
Public Meeting

PHASE ONE

Technical Background

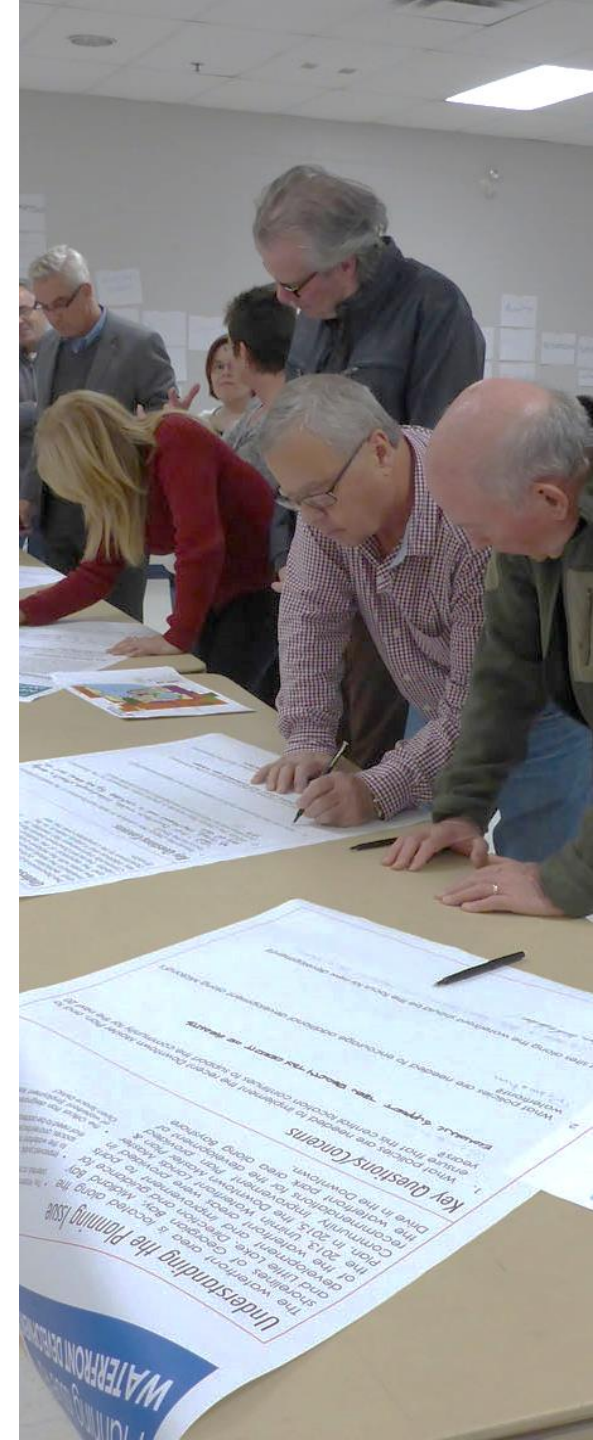
July to December 2018

Public Information Centre #1 / Online Engagement

- Study and team introduction, establish issues/opportunities and a vision for the Secondary Plan Area.

Tasks

- Coordinate the update of **Existing Studies** prepared for the previous application:
 - Environmental Impact Study
 - Air Quality Assessment
 - Archaeological Assessment
 - Geotechnical Investigation
 - Traffic Impact Assessment, Parking Needs
 - Noise and Vibration Study
 - Fiscal Impact Analysis



PHASE ONE (cont'd)

Technical Background

July to December 2018

Tasks

- The consulting team will initiate a review of background information and undertake the preparation of **new Technical Studies**:
 - Active Transportation
 - Urban Design
 - Water Wastewater Servicing Plan
 - Floodplain Analysis/Stormwater Management Plan
 - Landscape Analysis
 - Green Development Guidelines



PHASE TWO

Development Concept

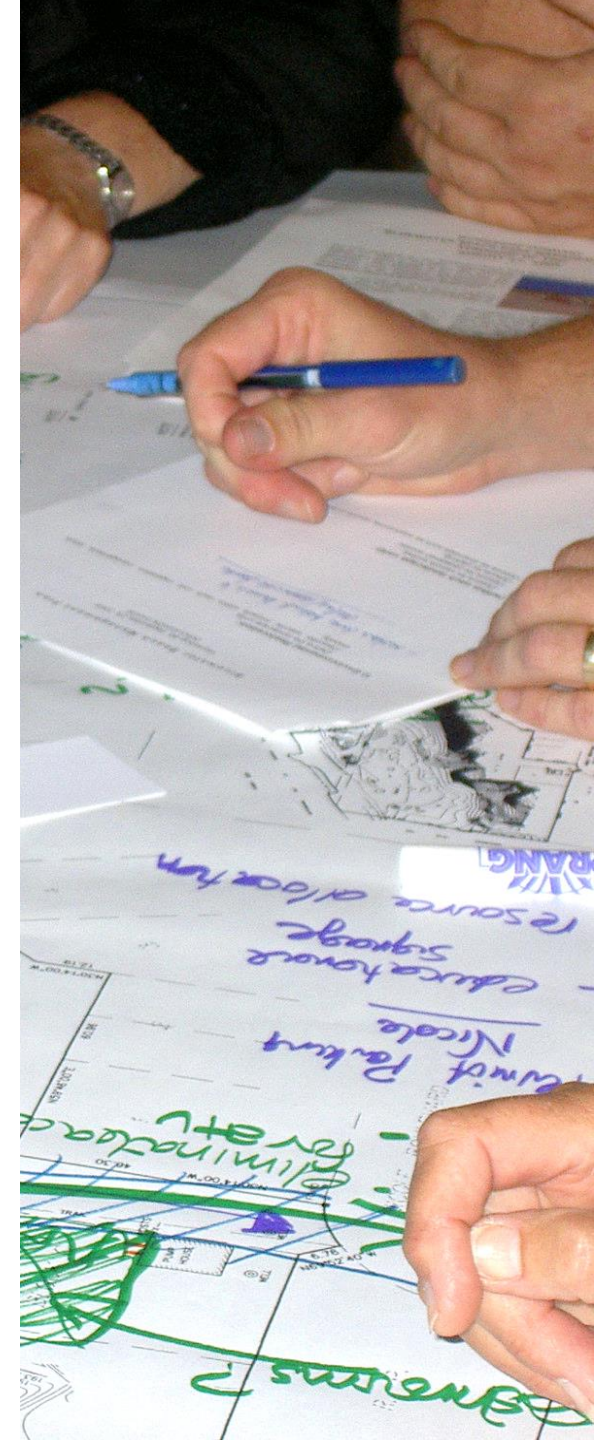
January to April 2019

Tasks

- Prepare **development concepts**
- Evaluate the concepts, determine the best elements for a Preferred Plan
- Prepare a **Draft Secondary Plan** and **Zoning By-law** for review

Public Information Centre #2 / Online Engagement

- Present development concepts to gain feedback for the development of the **Preferred Plan**.
- Present initial **policy framework** for Secondary Plan



PHASE THREE

Secondary Plan

May to July 2019

Tasks

- Finalize **Preferred Plan** for Wilmot Creek Secondary Plan Area
- Finalize **Secondary Plan** and **Zoning By-law**

Statutory Public Open House / Online Engagement

- Present the revised **Secondary Plan, Green Development Guidelines, and Zoning By-law.**

Statutory Public Meeting

- Present **the Wilmot Creek Secondary Plan and Zoning By-law** to Planning and Development Committee.



CONSULTATION EVENTS



July to December 2018



Phase 1

Technical Background



**Public
Information
Centre #1
July 26**

Issues and Expectations

January to April 2019



Phase 2

Development
Concept



**Public
Information
Centre #2**

Review land use
concepts and draft
secondary plan

May to July 2019



Phase 3

Secondary
Plan



**Statutory
Open House**

**Statutory
Public
Meeting**



we are here



Online Engagement / Project Website

Questions?



Issues / Opportunities



DISCUSSION



QUESTION #1

What features should be included in the design of the new community?

DISCUSSION



QUESTION #2

What potential issues could arise related to the new community?

What suggestions do you have, if any, on how the Municipality and their consultant team could best address those issues?

DISCUSSION



QUESTION #3

How can the Project Team (the Municipality and their consultants) best stay connected with the community going forward?

Next Steps





NEXT STEPS

Phase 1 – Technical Background

- The consulting team will initiate a review of background information
- Existing studies will be updated
- New Technical Studies will be prepared
- An online survey with PIC #1 questions will be created for further public input
- We will draft a vision and guiding principles for the Secondary Plan Area based on feedback received from Public, Staff and Steering Committee

Clarington



Visit our website for updates
www.clarington.net/wilmotcreek

and an opportunity to submit your feedback at
wilmotcreek@clarington.net

Municipality of Clarington

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The Planning Partnership

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