

Municipality of Clarington | Soper Springs Secondary Plan

Phase 2 Summary Report

Clarington

Draft

December 2022

SGL Planning & Design Inc.

Table of Contents



Acknowledgements **3**
1 Introduction **4**
1.1 Purpose of this Study 4
1.2 Purpose of this Report 4
1.3 What has been done to date? 5
2 The Vision and Principles **6**
2.1 The Vision for Soper Springs Secondary Plan 6
2.2 Principles for the Soper Springs Secondary Plan 6
3 Land Use Alternatives **8**
3.1 Development of the Land Use Alternatives 8
3.2 Baseline Assumptions 9
3.3 Land Use Categories 13
3.4 Land Use Alternative 1 17
3.5 Land Use Alternative 2 25
3.6 Land Use Alternative 3 34
4 Evaluation Criteria and Measures **43**
4.1 Criteria and Measures 43
4.2 Land Use Alternatives Evaluation 45
5 Summary of Phase 2 Engagement **63**
5.1 Stakeholder Engagement 63
5.2 Summary of Public Information Centre 63
5.3 Interactive Presentation Feedback 64
5.4 Survey Results 69
6 Next Steps **75**
Appendix A – Mailout and Notice Material
Appendix B – Public Information Centre Presentation

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1 Introduction

1.1 Purpose of this Study

The Study Area is a 182.8 hectare (ha.) area located at the north end of Bowmanville. It is bound by Liberty Street North to the west, Concession Road 3 to the south, and Lambs Road to the east. The Study Area's northern boundary runs one kilometre north and parallel to Concession Road 3.

Section 4.6 of the Clarington Official Plan requires preparation of a Secondary Plan for this area. Map C of the Official Plan identifies the Secondary Plan boundaries.

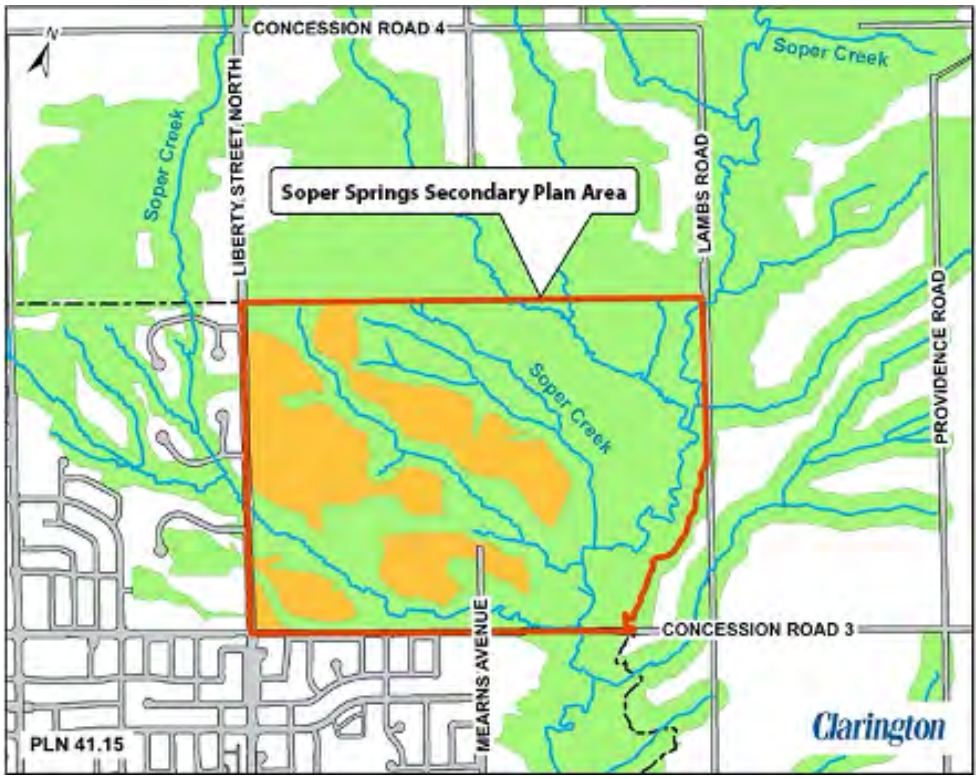


Figure 1: Soper Springs Secondary Plan Area
Source: Municipality of Clarington

1.2 Purpose of this Report

The purpose of this report is to describe three alternative land use concepts (the "land use alternatives") that have been prepared for the Study Area. This report builds on the

work done in Phase 1 of the Soper Springs Secondary Plan Study. The Soper Springs Secondary Plan Study is also part of an Integrated Environmental Assessment (EA) and will satisfy Phases 1 and 2 of the Municipal Class process. For further locational context and background analysis, including the policy review, please refer to the Phase 1 reports produced as part of this study.

In terms of the contents of this report, Chapter 2 of this report presents the vision and principles for the Soper Springs Secondary Plan.

Chapter 3 presents the three land use alternatives and the baseline assumptions that were used to create each land use alternative.

Chapter 4 presents the draft evaluation criteria that will be used to evaluate the land use alternatives and presents the evaluation matrix for all three alternative land use options.

Chapter 5 presents a summary of public comments from Public Information Centres and an online survey.

Chapter 6 describes the next steps in the study.

1.3 What has been done to date?

Phase 1 of the Soper Springs Secondary Plan Study included the preparation of background reports on the following topics:

- Community Engagement
- Urban Design and Sustainability Principles;
- Functional Servicing;
- Transportation;
- Landscape Analysis;
- Agricultural Impact Evaluation;
- Archeology; and
- Cultural Heritage Resource Assessment.

The findings from these reports led to the development of an opportunities and constraints analysis. A Background Analysis and Summary Report summarized the eight background reports and included the opportunities and constraints analysis.

Phase 1 also included two public information centres. Both are summarized in a separate “What We Heard” Report. Both the study reports in Phase 1 and the engagements informed the development of the land use alternatives and the evaluation criteria discussed in this report.

2 The Vision and Principles

2.1 The Vision for Soper Springs Secondary Plan

Informed by the background work and public input in Phase 1, a vision statement was developed to summarize how the Study Area should be planned and designed.

The following is the vision of the Soper Springs Secondary Plan:

> "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."

The draft vision statement helped to facilitate the development of the land use alternatives and will guide the development of the Secondary Plan policies in later phases of this study.

2.2 Principles for the Soper Springs Secondary Plan

The following outlines the principles developed for the Soper Springs Secondary Plan. These principles are based on the principles identified in the Sustainability and Green Principles Report. Some principles identified in the Sustainability Report are not used in the evaluation as they will be addressed through Secondary Plan policies developed in later stages of the Soper Springs Secondary Plan study. These principles are used to frame the criteria found in Section 4 of this Report that will be used to evaluate the land use alternatives found in Section 3 of this Report.

Principle 1: Provide for the efficient use of land through the creation of compact, complete, connected and walkable communities

Principle 2: 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.

Principle 3: Protect, enhance and value significant natural features within and adjacent to Environmental Protection Areas (EPA).

Principle 4: Encourage parks and open spaces that are highly visible, accessible and usable.

Principle 5: Provide for adequate servicing (water and wastewater) to new developments

Principle 6: Respect cultural heritage through conservation and appropriate incorporation into the community.

3 Land Use Alternatives

3.1 Development of the Land Use Alternatives

Three land use alternatives were developed based on the work done in Phase 1, with input from public and stakeholder engagement, background review, and consideration of the following policy documents and green initiatives:

- Provincial, Regional and Clarington Official Plan policies;
- Clarington Green Community Strategy
- Priority Green Clarington: Green Development Framework and Implementation Plan and;
- Clarington Green Development Standards.

The land use alternatives are prepared for discussion purposes and to help inform the development of a preliminary preferred land use plan.

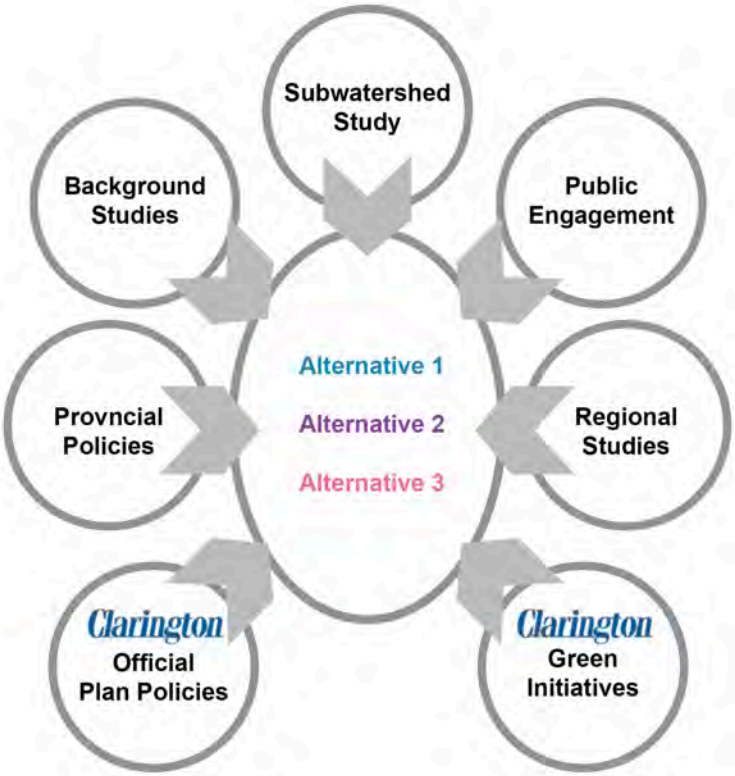


Figure 2: Considerations in the Development of the land use alternatives

3.2 Baseline Assumptions

The following outlines the baseline assumptions that were considered in the development of the land use alternatives described in the later portion of Section 3 of this report, as well as in the evaluation criteria described in Section 4 of this report. A number of policy requirements of the Clarington Official Plan and Durham Regional Official Plan are basic policy requirements that are applied across all three land use alternatives. All three land use alternatives presented have incorporated these assumptions as a starting point to ensure conformity with the policy requirements.

Designated Greenfield Area Density

All land use alternatives aim to provide for a minimum gross density of 50 residents and jobs per hectare as required by Clarington Official Plan policy (23.3.9.a) with very similar overall densities provided in each of the land use designations. Residents and jobs per hectare refer to the amount of density envisioned for the Study Area. In this instance, for every hectare of developable area a combination of 50 residents and/or employees should be accommodated.



Figure 3: Concession Road 3 is a Local Corridor

Local Corridor

All three land use alternatives reflect the delineation of the Local Corridor in the Clarington Official Plan. Concession Road 3 is identified as the Local Corridor.

Local Corridors are intended to provide for residential and mixed-use development with a wide array of uses in order to achieve higher densities and transit-oriented development. They are also to provide for other uses that are complementary to the intended functions of the Corridor (policy 10.6.2).

The Corridors are approximately 100 metres deep in each of the land use alternatives (policy 10.6.5).

Land Use and Compatibility

As per the Clarington Official Plan, the Secondary Plan is planned to be a primarily residential community. As such, the land uses that will be depicted on the alternative land use plans are assumed to be compatible with one another and compatibility is not included in the evaluation. Secondary Plan policy however should address transitions in height and density between one residential land use and the other.

Transportation

Existing roads Concession Road 3, Lambs Road and Liberty Street are all identified as a Type B Arterial Road. The extension of Mearns Avenue is identified as Type C Arterial, although it is deferred by the Region (A107-22), and it is anticipated that the deferral will be recommended for removal shortly. New collector roads are illustrated in different configurations in the land use alternatives. Select local feeder roads have also been identified conceptually to illustrate connectivity within and to the lands abutting the Study Area.

The Transportation policies of the Clarington Official Plan put an emphasis on “complete streets” described as “the roadways and adjacent public areas that are designed to accommodate users of all ages and abilities including pedestrians, cyclists, transit users and motorists”. The development of complete streets in Secondary Plan areas shall be context based, designed to allow access to transit, contain short blocks and streets, be accessible and be designed for not only the car, but pedestrians and cyclists as well (policy 19.6.4). Collector roads are also to be designed in accordance with the road classification criteria in Appendix C, Table C-2 (policy 19.6.21).

Liberty Street North, Concession Road 3 and Lambs Road are classified as arterial roads in the Clarington Official Plan and are shown in the three land use alternatives. New collector roads are illustrated in different configurations in the land use alternatives. Select local feeder roads have also been identified conceptually to illustrate connectivity within the Study Area.

The Clarington Official Plan requires that local roads be designed based on a modified grid system and in accordance with the road classification criteria in Appendix C, Table C-2. Local roads are not shown except for a few local roads that indicate opportunities for access to the neighbourhoods. As a result, measures regarding local roads, block and street patterns will be addressed through policy and not through the evaluation.

Municipal Council has also required that private roads and lanes not be provided in low density residential blocks. Since local roads will not be delineated on the land use alternatives, this matter will be addressed in policy and not as part of the evaluation.

Future Regional capital projects include the construction of a roundabout at Liberty Street North and Concession Road 3. All land use alternative will reflect the required

Right of ways for collector roads and show a roundabout at the Liberty Street North and Concession Road 3 intersection.



Figure 4: The Soper Creek tributary is part of the EPA and surrounds a large part of the Study Area

Environmental Protection Areas (EPA)

The Environmental Protection Areas (EPA), made up of the natural features, are the same in the three land use alternatives and are based on work conducted as part of the Soper Creek Subwatershed Study. The Subwatershed Study identified natural areas that merit protection from development and which create a natural heritage system. In total, 141.80 ha of the Secondary Plan are within EPAs, though these areas will be subject to further refinement as the Subwatershed Study progresses. No development, with the exception of trails and required infrastructure, will occur in the EPAs in the three land use alternatives.



Figure 5: LIDs such as bioswales (top) and green roofs (bottom) can reduce the impacts of runoff and flooding for new developments

Stormwater Management

All land use alternatives will include stormwater management techniques and Low Impact Development (LID) features. The three land use alternatives show the same conceptual location for stormwater management ponds throughout the Study Area. Stormwater management for all alternatives will:

- Consider flood control to reduce the impact of new developments on peak flows and ensure post-development flows are less than or equal to pre-development flows;
- Improve water quality based on existing water quality conditions and ability to provide enhanced water quality as per the Ministry of Environment, Conservation and Parks requirements;
- Match pre-development annual infiltration volume in all stormwater catchments through infiltration-based LID Practices located on private property and municipal property;
- Maintain existing fluvial geomorphic regime or improve erosion conditions within Soper Creek, Robinson Creek and Tooley Creek and associated tributaries; and
- Use LIDS to cool runoff as appropriate for a coldwater receiver.

Servicing

All alternatives will be serviced to provide sufficient water operating pressures and fire flows, as well as sufficient sanitary network to accommodate future development. The land use alternatives will, however, be evaluated on how alternative servicing networks reduce impacts to the EPA.

A new water reservoir will be constructed at the north-west corner of the Study Area, east of Sydel Court. All land use alternatives will identify this area as a reservoir.

Trails

All alternatives will have a main off-road trail system within the EPA that will connect to other municipal trail as conceptualized on Map K of the Clarington Official Plan. These off-road trails will connect to multi-use paths within the Study Area, parks, and schools.

To realize the trail system, the trail will need to cross various components of the EPA. Alternative locations will be evaluated as to how they minimize impact on sensitive natural features and natural hazards. More detailed matters such as location of trail heads, signage, wayfinding, and education on trail use and littering and implications for private landholdings will not be addressed in the evaluation but rather addressed through policies in the Secondary Plan.

Cultural Heritage and Archaeology

All three land use alternatives will identify the same locations of potential cultural heritage resources to be preserved in situ. Section 8.1.1 of the Clarington Official Plan outline's the municipality's goal to promote a culture of conservation that supports cultural achievements, fosters civic pride and sense of place, strengthens the local economy, and enhances the quality of life for Clarington residents. New development is to support the conservation of cultural heritage resource, consider incorporation of buildings into new developments, and identify and preserve cultural heritage and archaeological resources identified by Indigenous communities through engagement and consultation (policy 8.3.1). These principles would apply equally across the three land use alternatives and thus can be further supported through policies in the Secondary Plan.

3.3 Land Use Categories

All land use alternatives utilize a common set of land uses based on the designations in the Clarington Official Plan. The land use categories created are based on the densities, housing forms and built form set out in Tables 4-2 and 4-3.

Low Density

The majority of the Secondary Plan is comprised of the low density in all three land use alternatives. The low density is proposed to permit semi-detached dwellings and detached dwellings one to three storeys in height. The minimum density for these areas is 13 net units per hectare (uph) and the assumed density is 27 net uph.

The Official Plan permits limited townhouses within the interior of neighbourhoods. To reflect that permission, all three options illustrate the potential locations for townhouses within an additional land use category: the Low Density -Townhouses. Across the three land use alternatives, the Low Density-Townhouses represents approximately 10-12% of the low density area. The minimum density for these areas is 40 net uph and the assumed density is 50 net uph.

Local Corridor

Local corridors are areas that provide for intensification mixed-use development and pedestrian and transit supportive development. The permitted housing types includes mixed use buildings, apartments and townhouses. Along Local Corridors, non-residential uses are only permitted in mixed use buildings and are not to exceed 1,500 sq.m per site (policy 10.6.7). Development in Corridors shall be at least two storeys in height per policy 10.3.5.

The Local Corridors are also comprised of two land use categories:

- Medium Density Local Corridor - Mid Rise, which will permit development of 5-6 storeys with an assumed target density of 60 net uph; and
- Medium Density Local Corridor - Low Rise which will permit development of 3-4 storeys with an assumed target density of 50 net uph.

The Medium Density Local Corridor - Mid Rise is planned to occupy approximately 20% of the Corridor in line with table 4-3 of the Clarington Official Plan.

Neighbourhood Centre

A Neighbourhood Centre serves as a focal point to the community and permits a range of retail and service uses to accommodate daily needs of residents. It provides the opportunity for residents to walk or bike to the node for daily needs and helps to create a more sustainable plan. A maximum of 5,000 sq.m. of gross leasable floorspace is permitted as per policy 10.5.1 of the Clarington Official Plan. Two land use alternatives include a Neighbourhood Centre of 2 ha. in different locations, each which is to accommodate mixed uses, including a maximum of 5,000 sq.m. of retail.

Table 1 summarizes the information provided above, by land use category.

Table 1: Summary of land use categories

	Height	Min. Density (uph)	Assumed Density (uph)	Built Forms	Notes
Medium Density Local Corridor-Mid Rise	5-6	40	60	Mixed use buildings, apartments	Approximately 20% of Local Corridor
Medium Density Local Corridor-Low Rise	3-4	40	50	Mixed use buildings, apartments, townhouses	Approximately 80% of Local Corridor
Low Density-Townhouse	1-3	40	50	Townhouses	Approximately 10-12% of overall Low Density
Low Density	1-3	13	27	Semi-detached dwellings, detached dwellings	Approximately 90% of overall Low Density
Neighbourhood Centre	2-3			Retail and service uses, including mixed use buildings	2 ha. Area with max. 5,000 sq.m. of gross floorspace

Parks

All three land use alternatives will show a total park provision of 4 ha. in Soper Springs. Each alternative differs in the total sizing and placement of parks in the Study Area. The sizing and location are described in the following sections of this report.

Neighbourhood parks are to serve the basic active and low intensity recreational needs of the surrounding residents. Neighbourhood parks are to be of a size between 1.5 ha. to 3 ha. depending on the area served and the activities to be provided. In the land use alternatives, neighbourhood parks range in size from approximately 1.5 ha. to 3.5 ha.

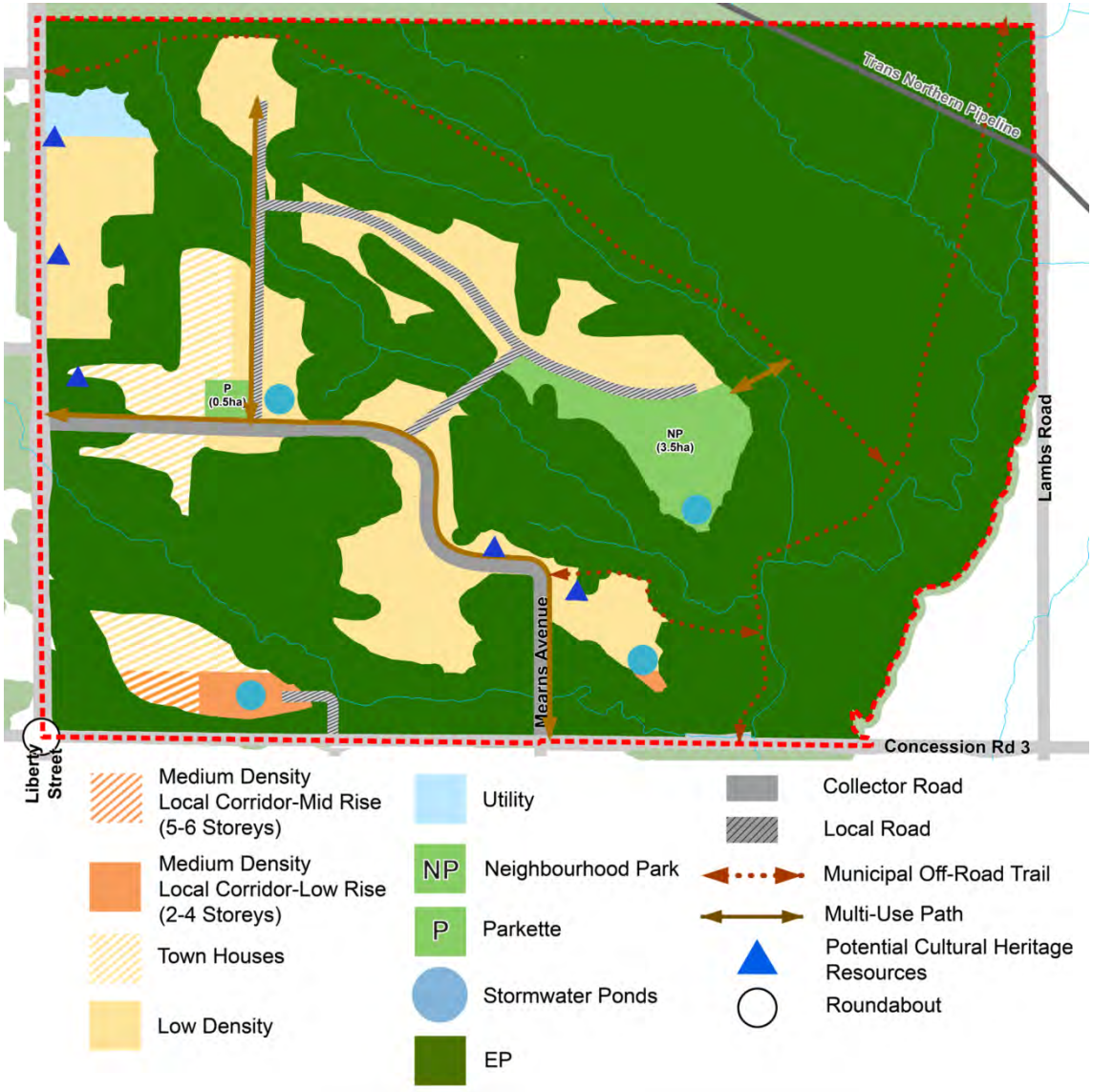
Parkettes are intended to augment the recreation, leisure and amenity needs of a neighbourhood but will not contain sports fields. They are to be between 0.5 ha. and 1 ha. in size. They are required wherever the Municipality deems it necessary to augment or adjust the park requirements of any neighbourhood (policy 18.3.7). In the land use alternatives, parkettes range in size from approximately 0.5 ha. to 1.35 ha.

The land use alternatives provide the same overall quantum of park land to be developed as neighbourhood parks or parkettes totaling 4 ha., while the location and

breakdown of park types differs by land use alternative. Recreational amenities are required as part of the Outdoor Recreational Needs Assessment Study include:

- Community Garden (minimum size of 30m x 30m);
- 2 tennis courts;
- Pickleball courts;
- 1 basketball court;
- Off Leash Dog Park; and
- Off-Street Parking.

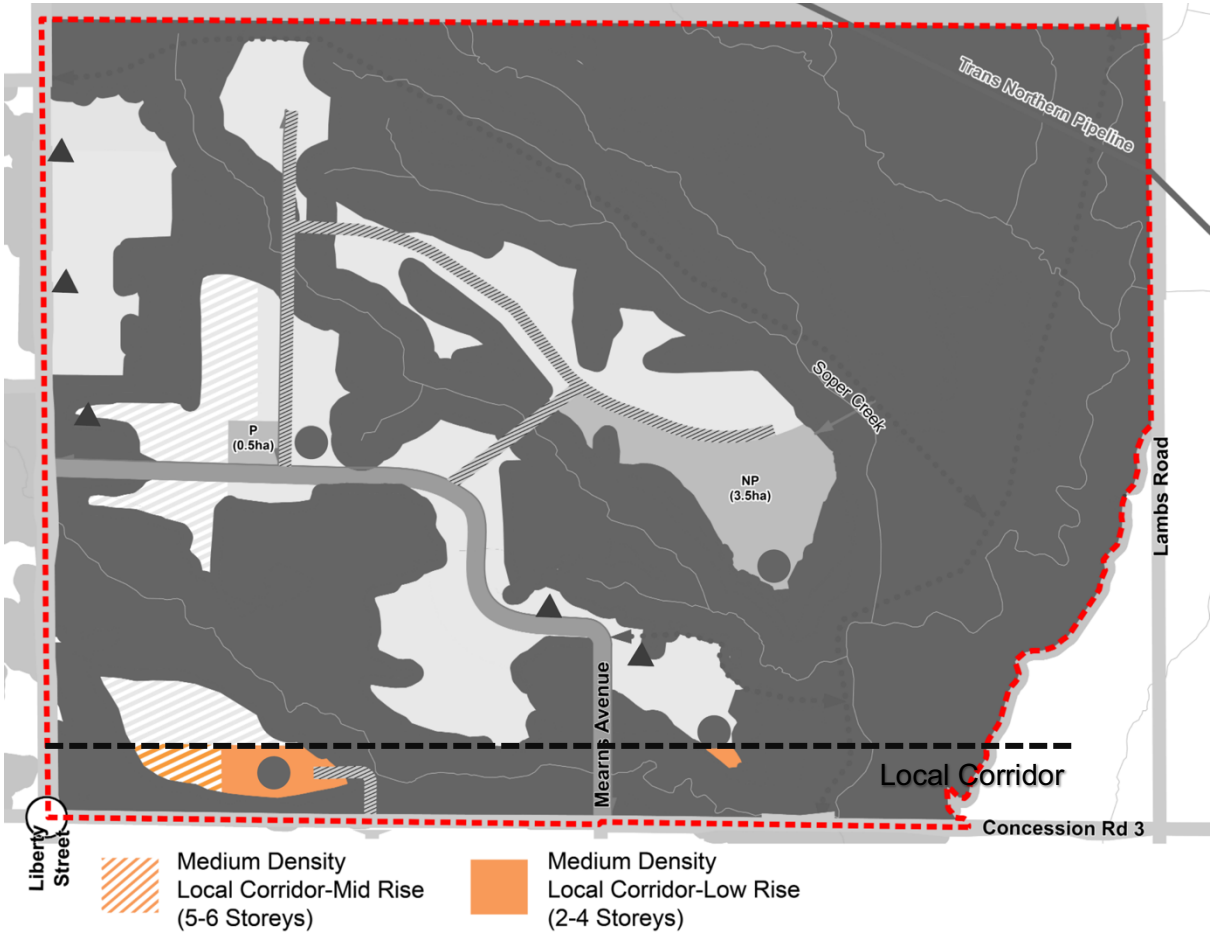
Park design requirements such as maximizing exposure to a public street, minimizing back lotting onto public parks, and enhancing the public realm are matters that will be addressed through the secondary plan policies and will not be addressed through the evaluation as there is not sufficient detail on the land use alternatives to evaluate these matters.



3.4 Land Use Alternative 1

The following will outline the different land use areas and the rationale for their location within the Study Area. This breakdown will identify the permitted uses and the rationale for the land use location.

Alternative 1 is designed with density focused along Concession Road 3 and the southern part of Liberty Street. This alternative extends Mearns Avenue north and then curves it towards Liberty Street in the west. This alternative shows a neighbourhood park and a parkette that can be accessed via proposed collector and local roads and a series of trail networks.

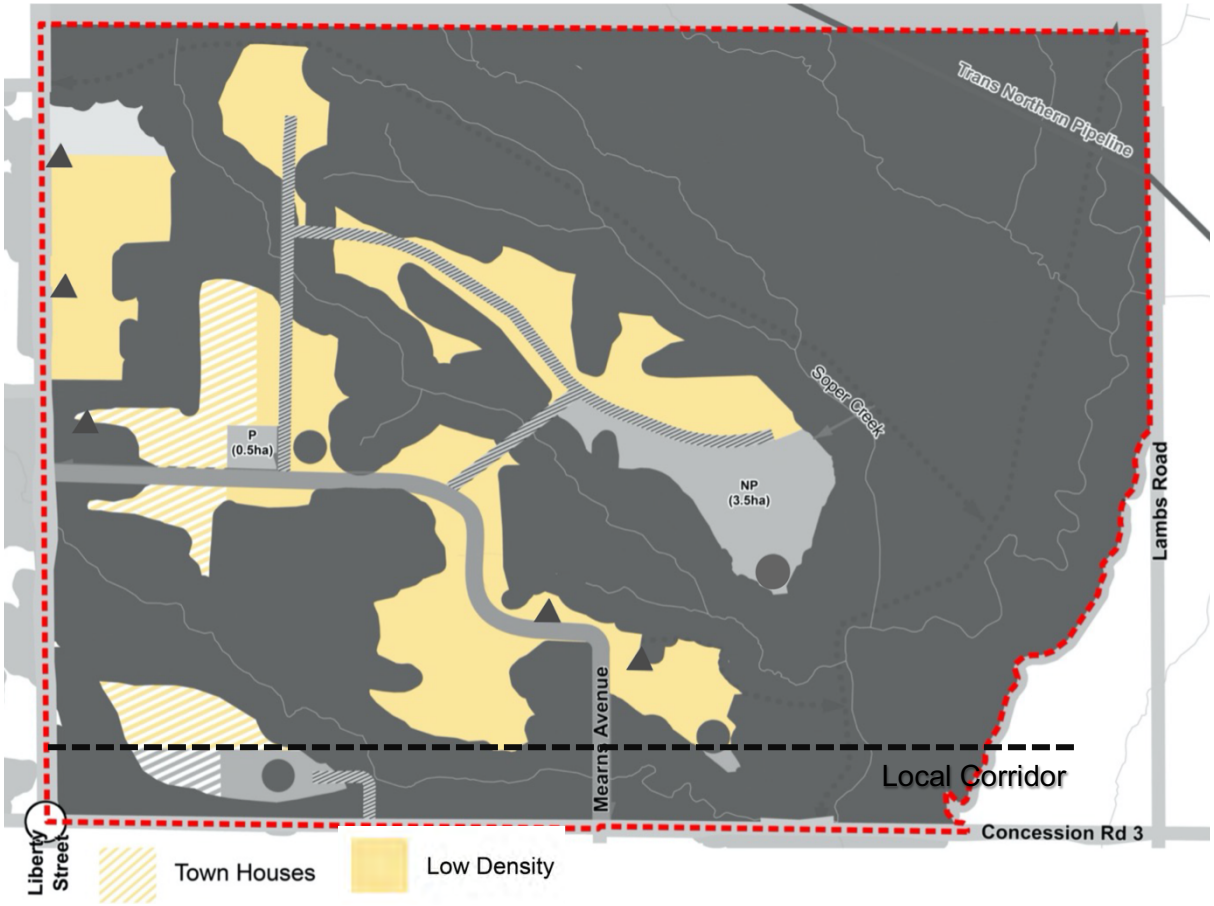


Local Corridor

The Medium Density Local Corridor – Mid Rise is located at intersection of Liberty Street and Concession Road 3.

The Medium Density Local Corridor – Low Rise is generally located on the north side of Concession Road 3 between Liberty Street and Mearns Avenue and Lambs Road and Mearns Avenue.

Dwelling types permitted along the Local Corridor include mixed use buildings, apartments and townhouses.



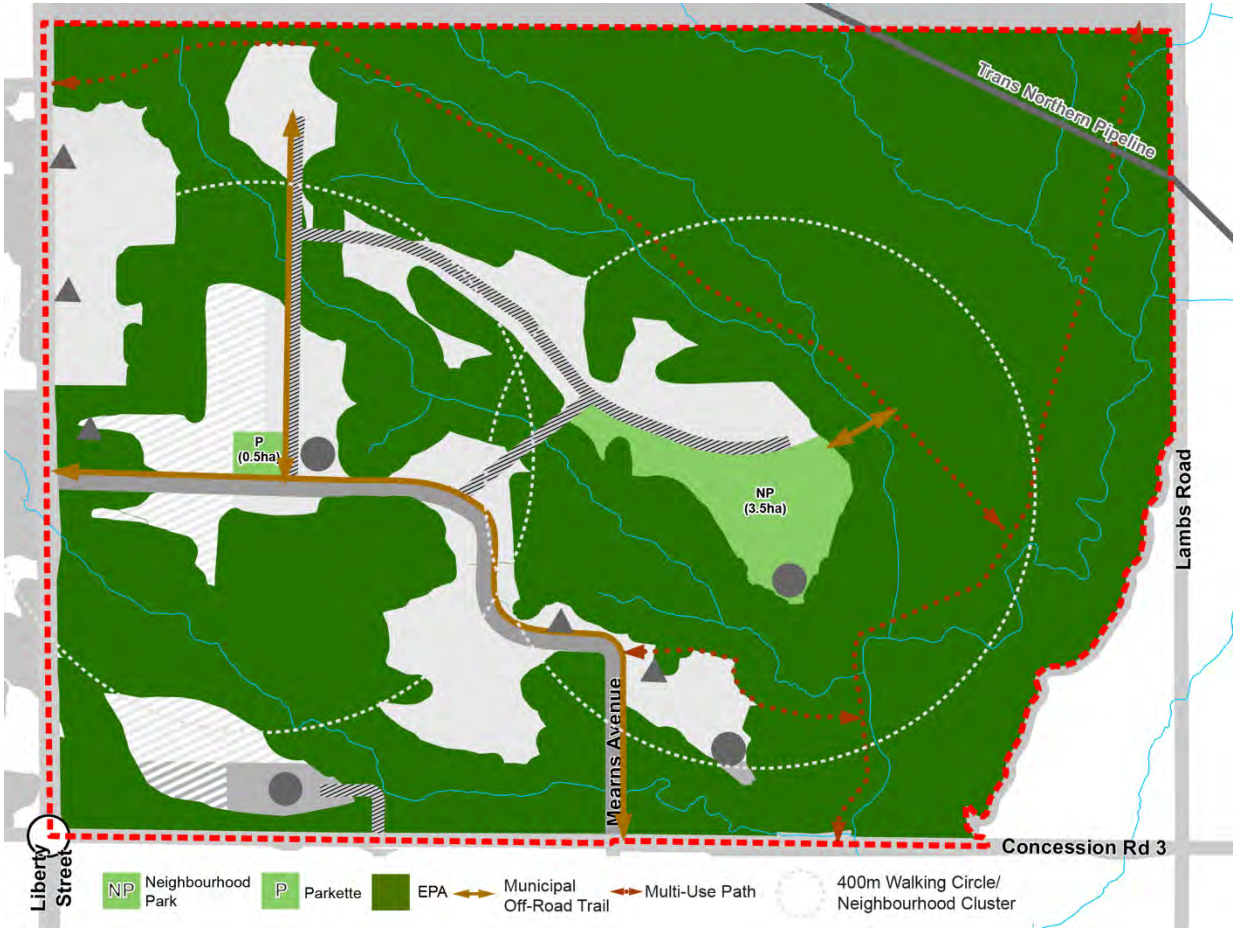
Low Density

Outside the Local Corridor, most lands are planned for Low Density land uses. Low Density land use areas permit semi-detached and detached houses. Low Density Townhouses are also proposed north of the Local Corridor and at the collector road intersection with Liberty Street.



Utility

Utility uses are proposed at the southeastern intersection of the northern Study Area boundary and Liberty Street. A Regional reservoir is also located at the northwest corner of the Study Area.

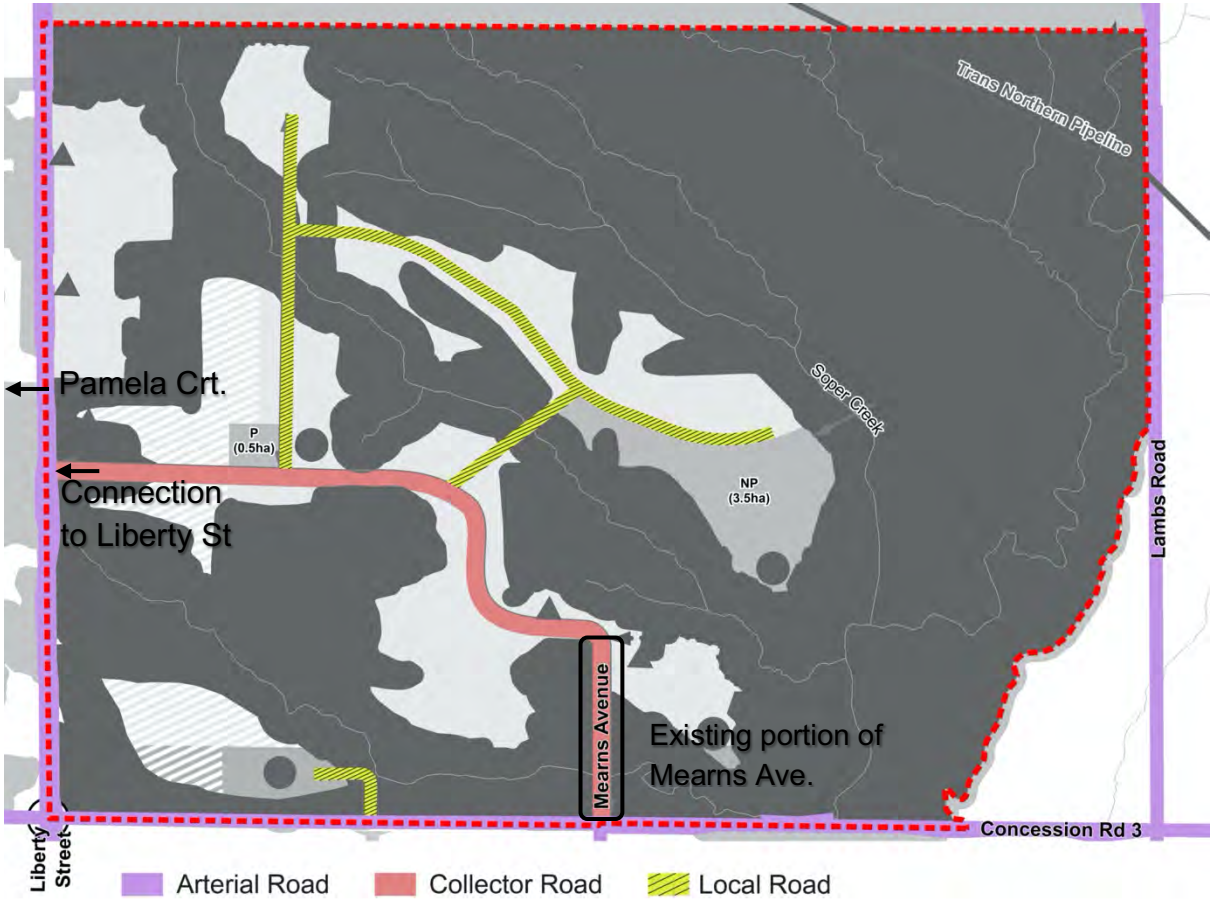


Parks and Open Space

One large neighbourhood park is located on the east side of the Study Area adjacent to the EPA. A parkette is located on the west side of the Study Area adjacent to the Low Density – Townhouses along a collector road and a multi-use path.

Walkability

Each 400m walking circle/ neighbourhood cluster includes access to parks and a series of on and off-road trail networks. A 400m walking circle represents a 5-minute walk to amenities and/or other land use areas.



Collector Roads

Mearns Avenue will be extended approximately 500m north and will curve west to connect to Liberty Street North. The curved alignment is arranged to minimize impacts to EPA.

Local Roads

A few conceptual local roads are shown to illustrate connectivity within the Study Area through the natural environment. More local roads will be added through the development process.

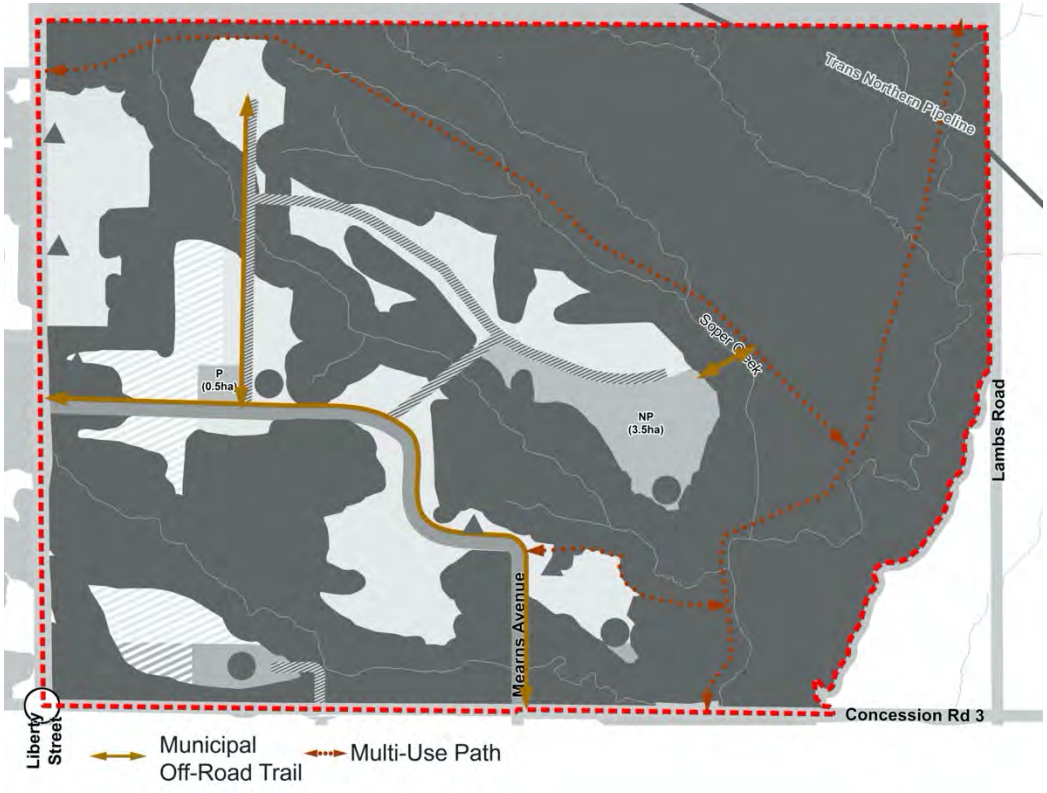




Figure 2: Example of a Multi-Use Path, Brampton

Active Transportation

Two types of trails are identified in the Study Area: multi-use paths and municipal off-road trails. Multi-use paths are pathways separated from vehicular traffic that accommodate pedestrian and cycling routes. They are wider than typical sidewalks and usually indicate separate lanes for walking and cycling as shown on **Figure 2**. The municipal off-road trails are either paved or unpaved that provide access to environmental areas such as the EPA. They are intended to keep users on a designated path to minimize disruption to the surrounding landscape. These trails are narrower than multi-use paths and usually have a surface of crushed aggregate or woodchip.

A multi-use path is proposed to run adjacent to the Mearns Avenue extension and will connect Concession Road 3 to Liberty Street. It will also provide connection to an off-road trail in the east. A second multi-use path is proposed along the local road to the northwest quadrant of the Study Area.

The municipal off-road trails generally follow the trails identified in Schedule K of the Official Plan connecting parks, collector and local roads, and the natural heritage system.

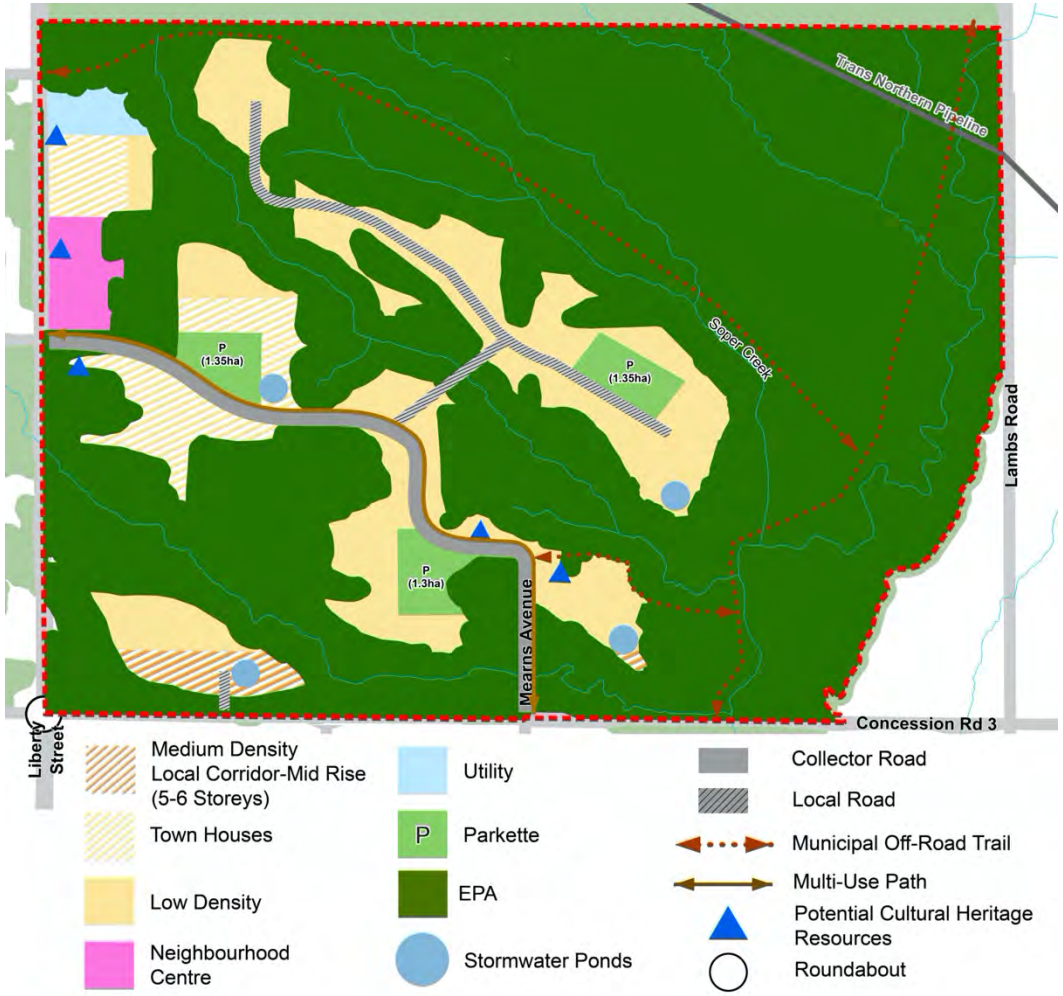
Table 2 describes the land areas and projected units, population and jobs that could arise from Alternative 1. Density is calculated by dividing the forecasted people per hectare with the total developable area.

The population is forecasted by multiplying density assumptions per land use type with people per unit (ppu) counts identified by the Municipality and the total area per land use. Multiplying these three factors results in the anticipated population count for the appropriate land use area.

This Alternative results in a density of 53.3 persons and jobs per hectare.

Table 2: Land Area, Units, People, Retail Floor Area and Jobs for Land Use Alternative 1

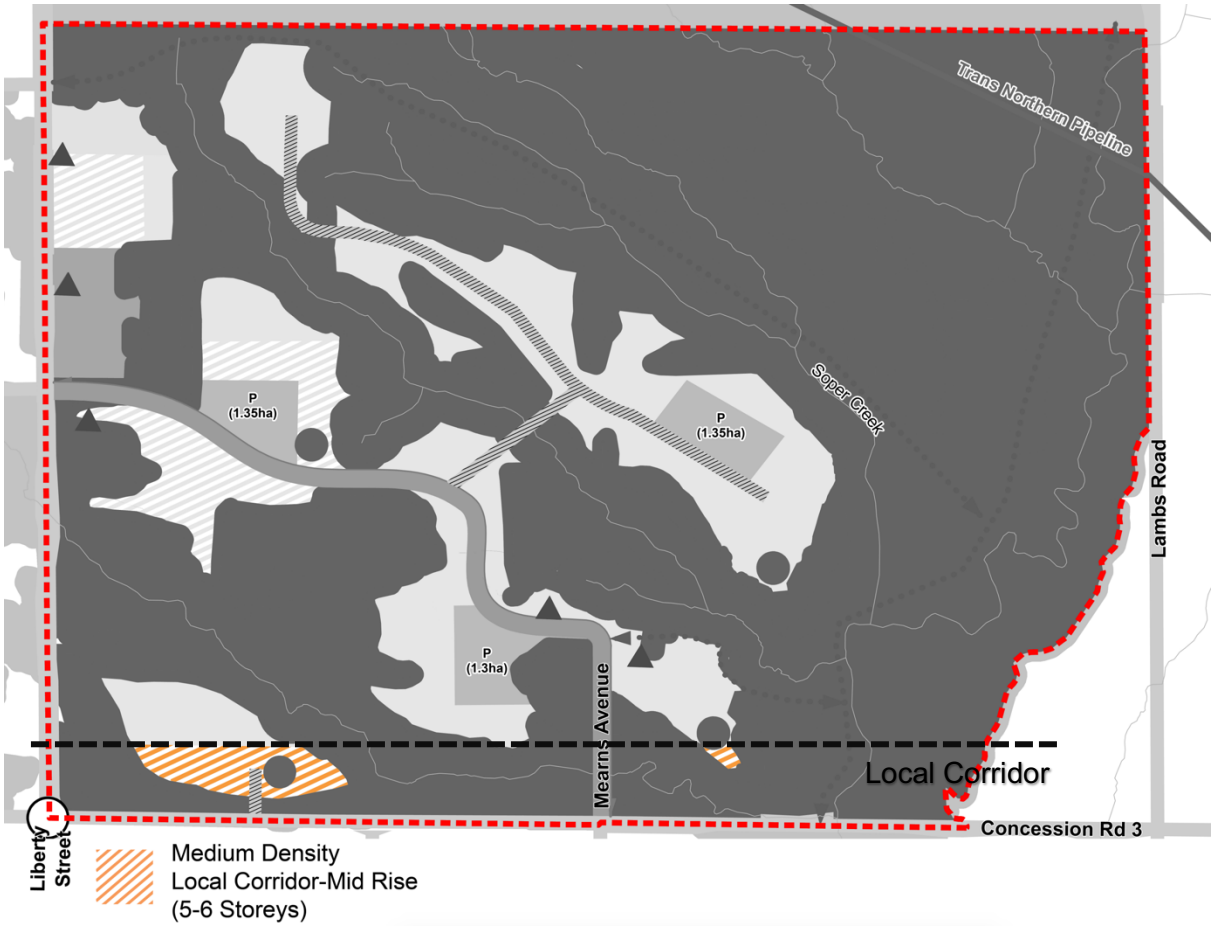
	Land Use Alternative 1				
	Area (HA)	Units	People	Retail Floor Area (sq.m.)	Jobs
Medium Density Local Corridor-Mid Rise	0.4	18	27		
Medium Density Local Corridor-Low Rise	0.5	19	46		
Low Density-Town House	6.0	225	547		
Low Density	24.9	499	1,567		
Utility	1.1				
Parks	4.0				
Environmental Protection Areas	141.8				
Stormwater Management Pond	4.1				
Total	182.8	761	2,187	0	0



3.5 Land Use Alternative 2

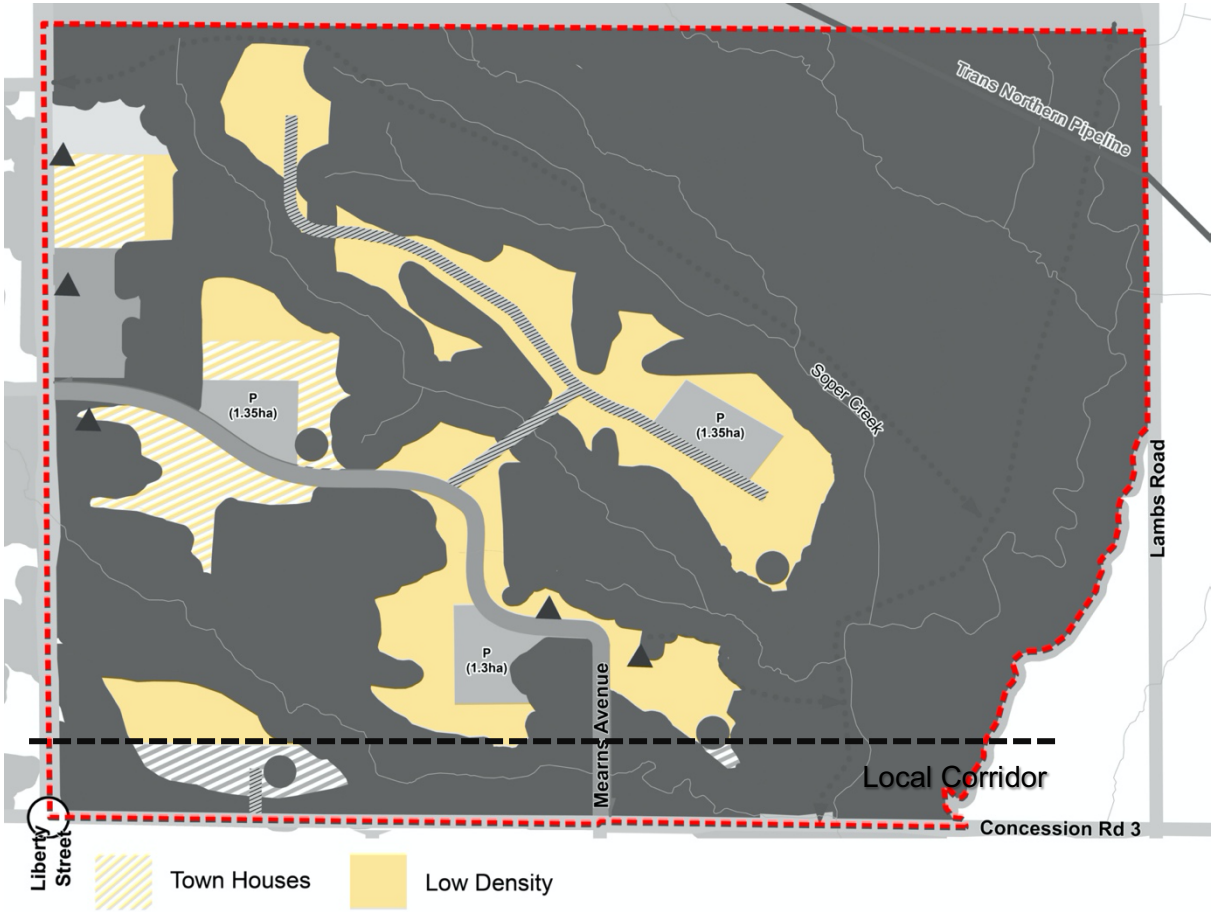
The following will outline the different land use areas and the rationale for their location within the Study Area. This breakdown will identify the permitted uses and the rationale for the land use location.

Alternative 2 is designed with density focused on the western edge of the Study Area along Liberty Street North. A Neighbourhood Centre is located along Liberty Street North, and the collector road with a cluster of townhouses to the north and east of the Neighbourhood Centre. This alternative extends Mearns Avenue north then curves towards the intersection of Liberty Street North and Pamela Court. Three parkettes are centrally located in the neighbourhood which can be accessed via proposed collector and local road networks.



Local Corridor

The Medium Density Local Corridor – Mid Rise is located adjacent to Concession Road 3 between Liberty Street and Mearns Avenue.



Low Density

Outside the Local Corridor, most lands are planned for Low Density land uses. Low Density land use areas permit semi-detached and detached houses.

Townhouses are located adjacent to Liberty Street as well as along the collector road extension of Mearns Avenue east of Liberty Street and east of the Neighbourhood Centre.



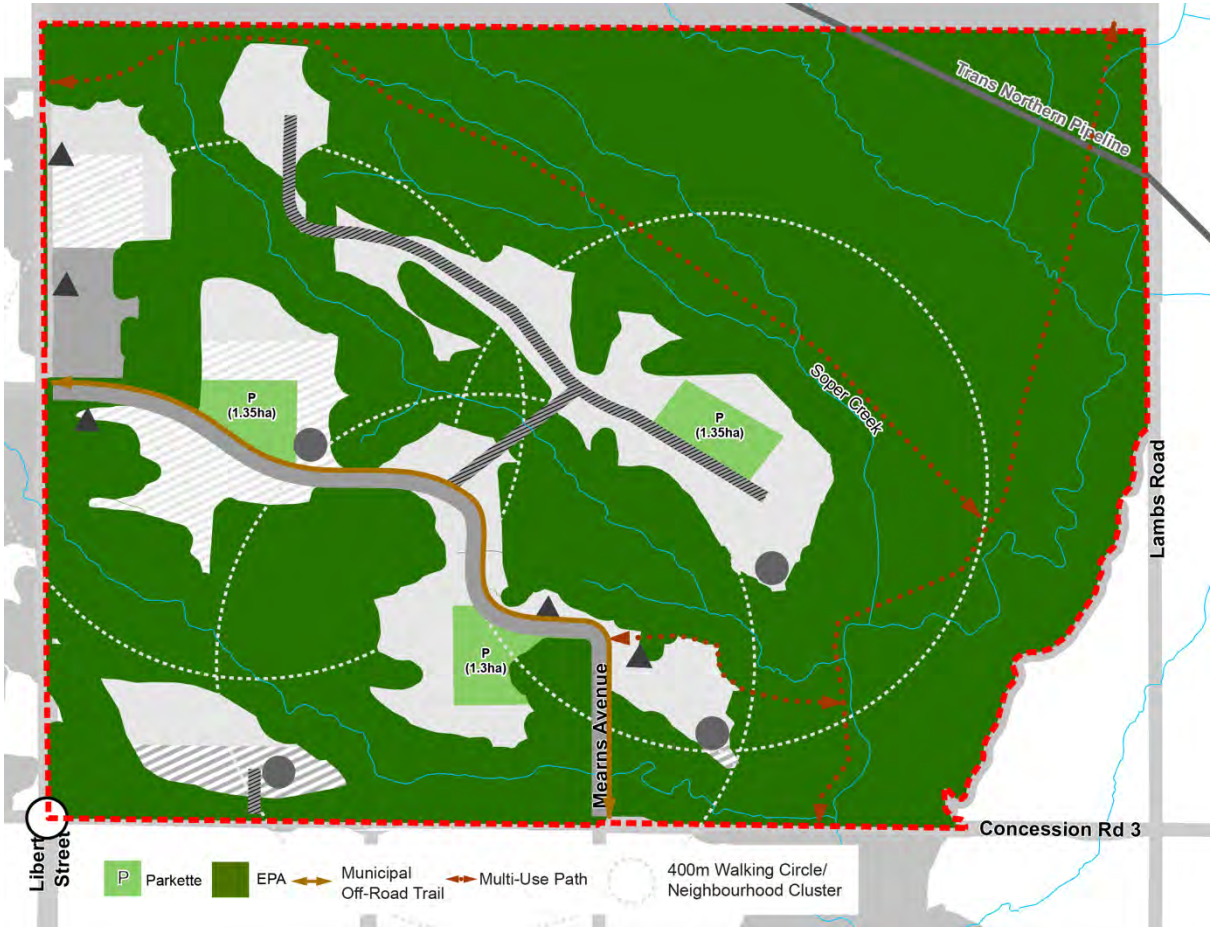
Neighbourhood Centre

The Neighbourhood Centre is located at the northeastern intersection of Liberty Street and the proposed extension of Mearns Avenue. The Neighbourhood Centre is situated with access to a proposed multi-use path.



Utility

Utility uses are proposed at the southeastern intersection of the northern Study Area boundary and Liberty Street. A Regional reservoir is also located at the northwest corner of the Study Area.

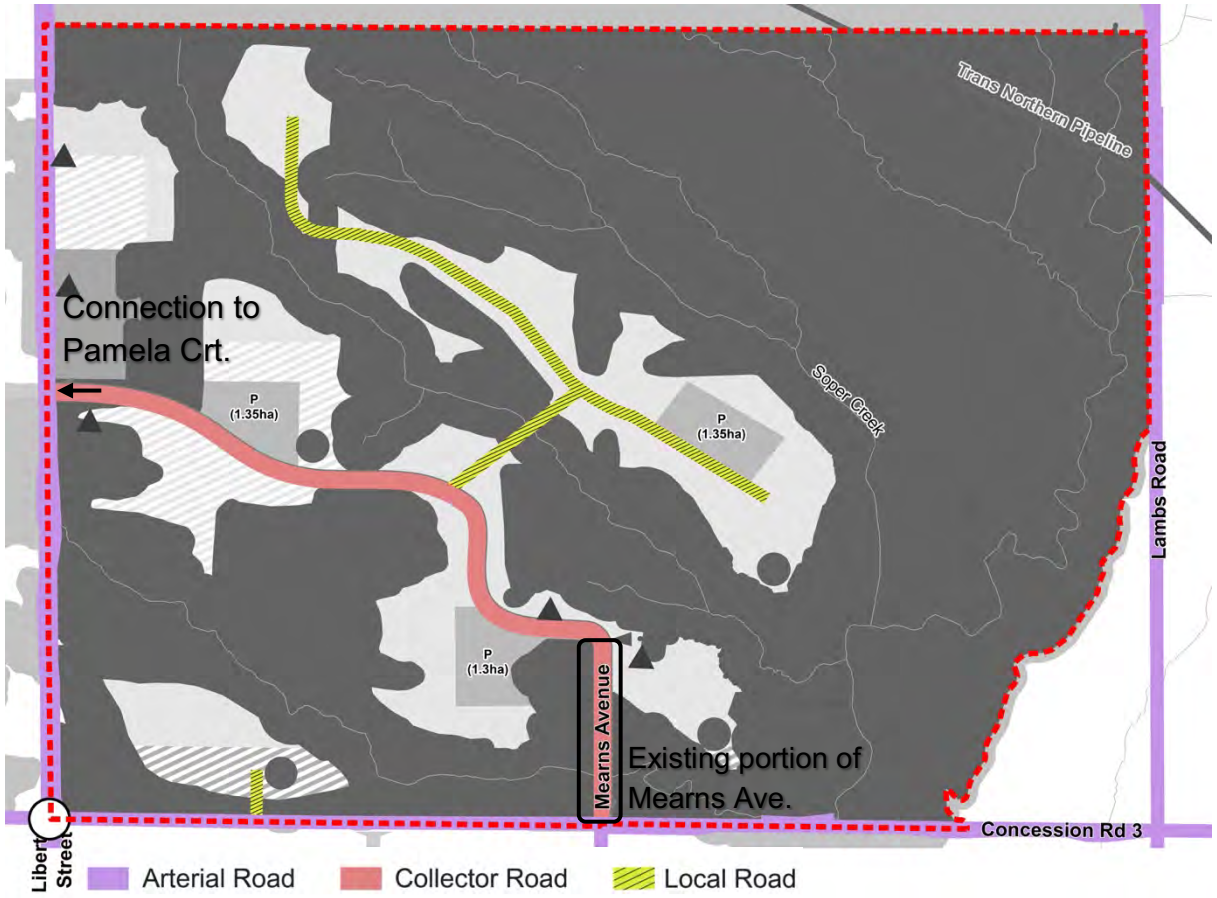


Parks and Open Space

Three parkettes are centrally located within each walking circle / neighbourhood cluster and are conveniently connected by collector and local roads. Two of the parkettes accessible via a multi-use trail.

Walkability

Each 400m walking circle/ neighbourhood cluster includes access to parks and a series of on and off-road trail networks. A 400m walking circle represents a 5-minute walk to amenities and/or other land use areas.

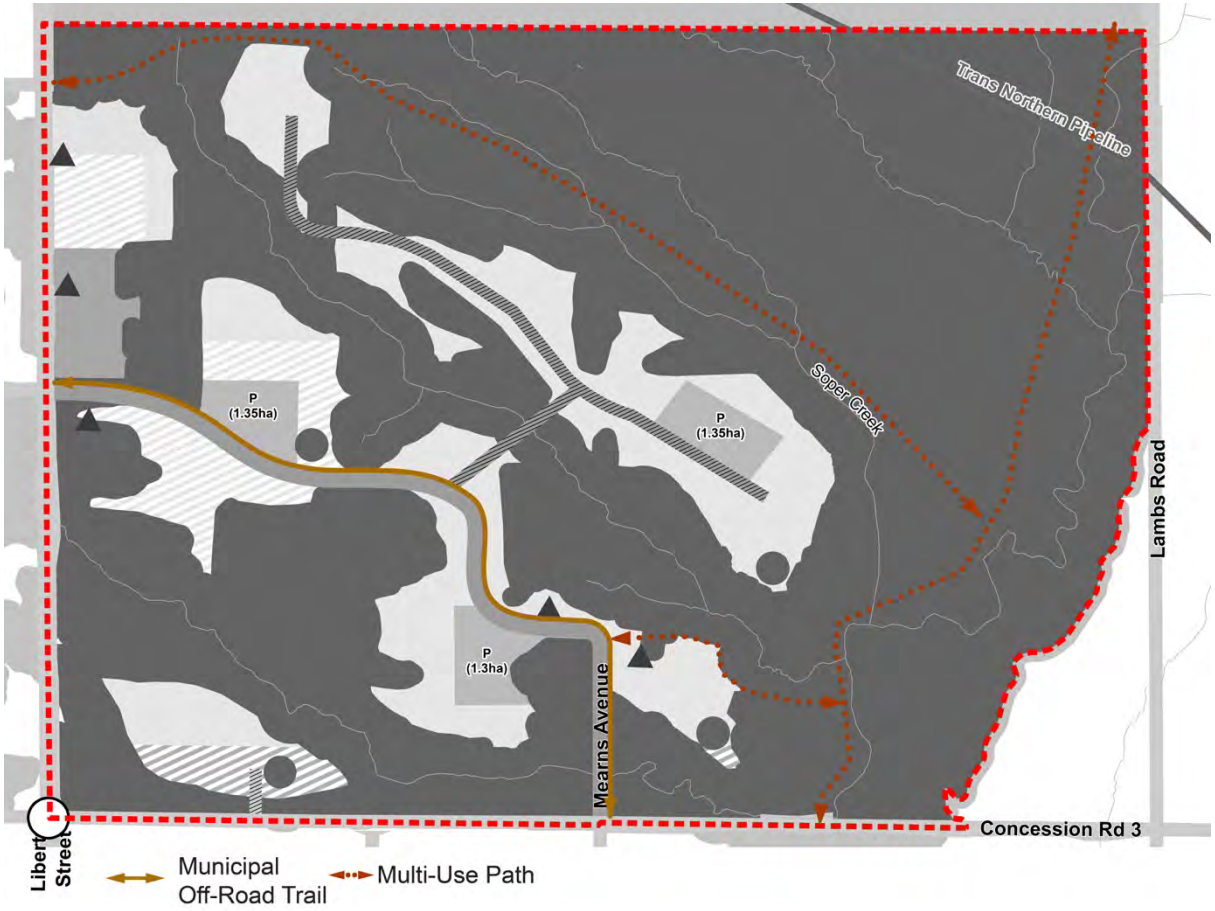


Collector Roads

Mearns Avenue will be extended approximately 500m north and will curve west to connect to Liberty Street North. The extension of Mearns Avenue will align with Pamela Court, west of the Study Area.

Local Roads

A few conceptual local roads are shown to illustrate connectivity within the Study Area through the natural environment. More local roads will be added through the development process.



Trails

Two types of trails are identified in the Study Area: multi-use paths and municipal off-road trails. Multi-use paths are pathways separated from vehicular traffic that accommodate pedestrian and cycling routes. They are wider than typical sidewalks and usually indicate separate lanes for walking and cycling as shown on **Figure 2**. The municipal off-road trails are either paved or unpaved that provide access to environmental areas such as the EPA. They are intended to keep users on a designated path to minimize disruption to the surrounding landscape. These trails are narrower than multi-use paths and usually have a surface of crushed aggregate or woodchip.

A multi-use path is proposed to run along Mearns Avenue. The multi-use path will also connect to the municipal off-road trail in the east. The municipal off-road trails generally follow the trails identified in Schedule K of the Official Plan connecting parks, collector and local roads, and the natural heritage system.

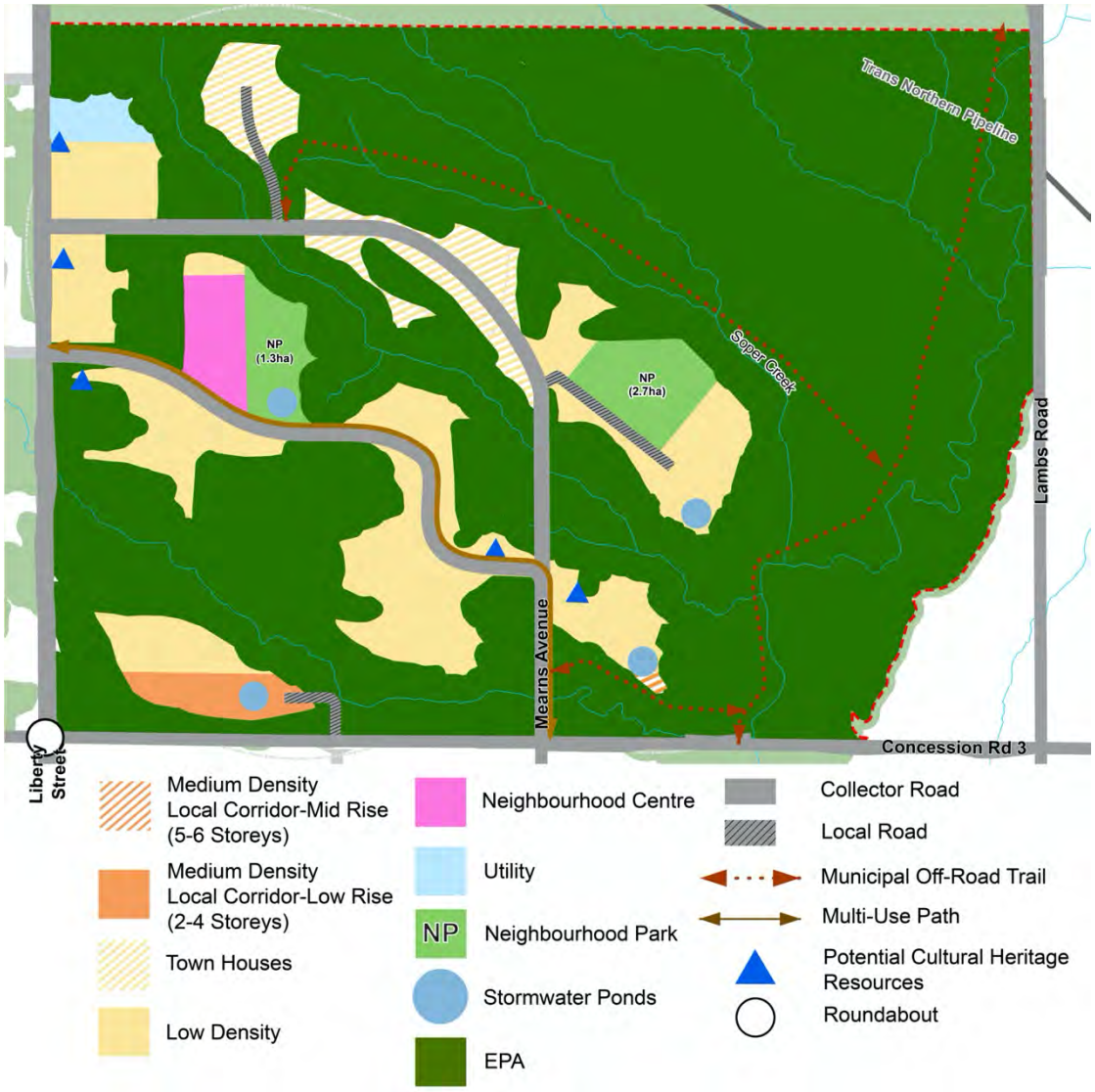
Table 3 describes the land areas and projected units, population and jobs that could arise from Alternative 2. Density is calculated by dividing the forecasted people and jobs per hectare with the total developable area.

The population is forecasted by multiplying density assumptions per land use type with people per unit (ppu) counts identified by the Municipality and the total area per land use. Multiplying these three factors results in the anticipated population count for the appropriate land use area. A similar process was used to determine the number of anticipated jobs, by multiplying the density assumption for Neighbourhood Centres with the ppu and total land use area. Adding the forecasted people and jobs together results in the forecasted people and jobs per hectare.

This Alternative results in a density of 52.6 persons and jobs per hectare.

Table 3: Land Area, Units, People, Retail Floor Area and Jobs for Land Use Alternative 2

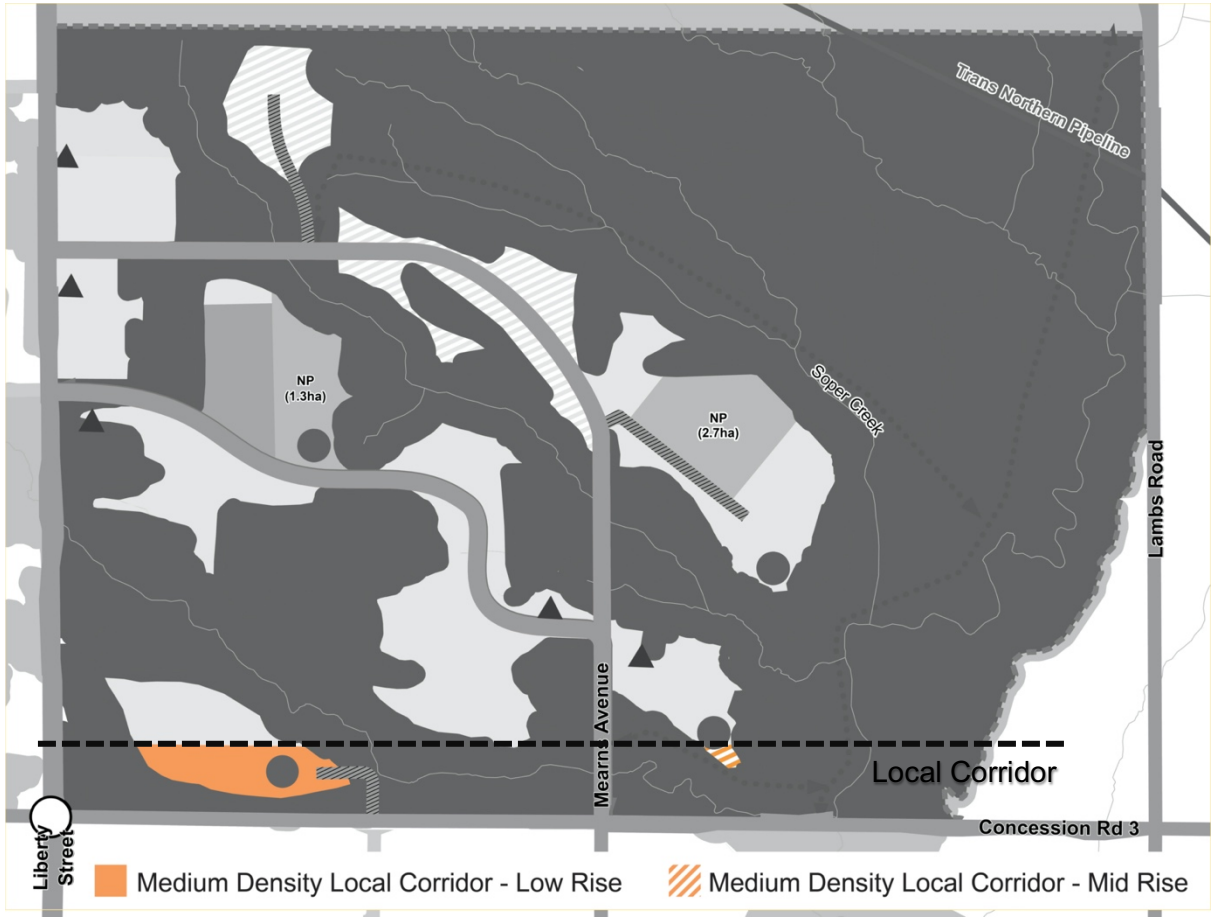
	Land Use Alternative 2				
	Area (HA)	Units	People	Retail Floor Area (sq.m.)	Jobs
Medium Density Local Corridor-Mid Rise	0.8	36	54		
Medium Density Local Corridor-Low Rise					
Low Density-Town House	6.2	231	561		
Low Density	22.8	455	1,429		
Neighbourhood Centre	2.0			5,000	109
Utility	1.1				
Parks	4.0				
Environmental Protection Areas	141.8				
Stormwater Management Pond	4.1				
Total	182.8	722	2,044	5,000	109



3.6 Land Use Alternative 3

The following will outline the different land use areas and the rationale for their location within the Study Area. This breakdown will identify the permitted uses and the rationale for the land use location.

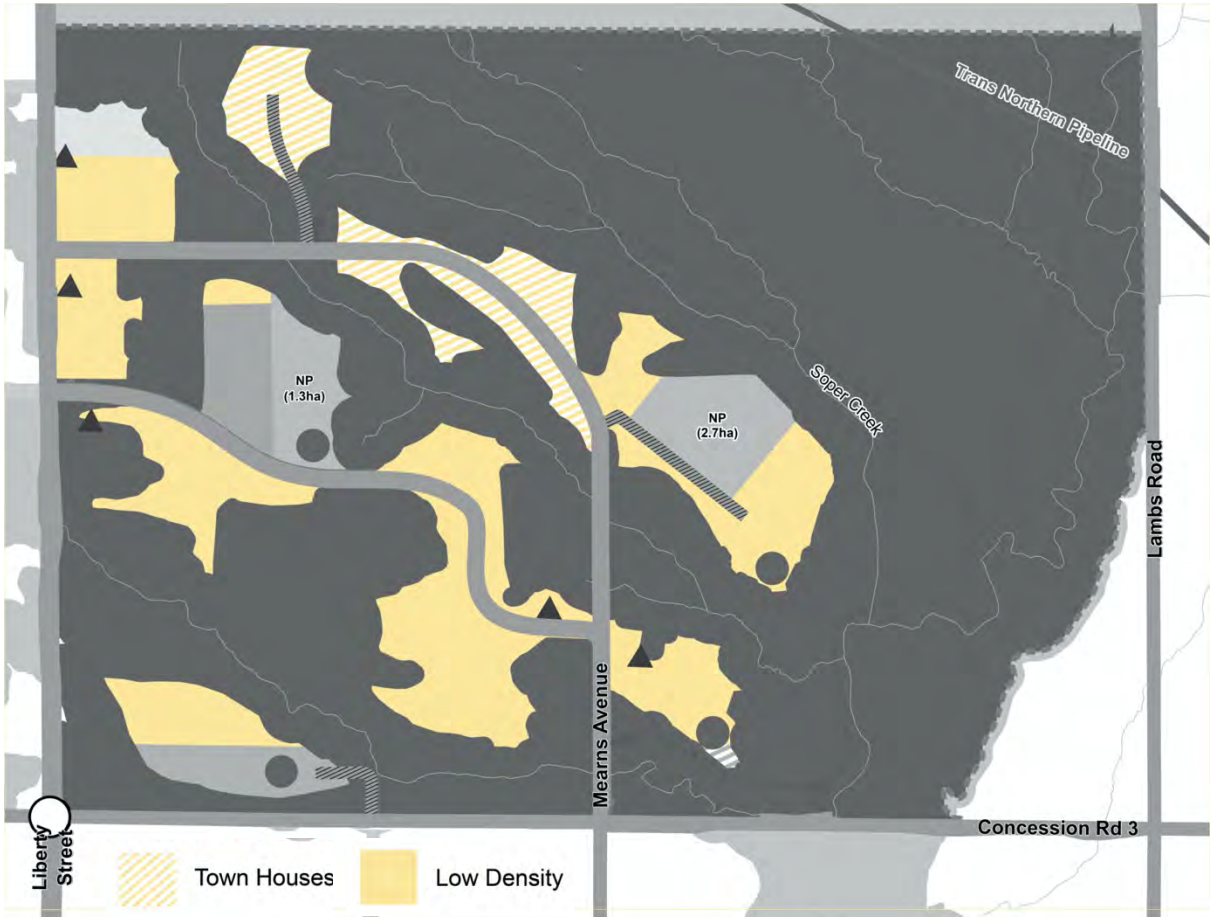
Alternative 3 is designed with two collector road extensions of Mearns Avenue. One collector road extension intersects with Pamela Court, and the other connects to Liberty Street North between Pamela Court and Sydel Court. Density in the form of townhouses is focused on the northern portion of the Study Area, north of the second collector road extension of Mearns Avenue. A Neighbourhood Centre is located on the north side of the southern-most collector road extension that intersects with Pamela Court. This Neighbourhood Centre is located centrally to the Study Area compared to **Alternative 2**. Two Neighbourhood Parks are proposed – one north of the southern-most collector road extension abutting the Neighbourhood Centre and another located along a local road, east of the Mearns Avenue extension.



Local Corridor

The Medium Density Local Corridor – Mid Rise is located east of the proposed Mearns Avenue extension.

Medium Density Local Corridor – Low Rise is located at the northeastern intersection of Liberty Street at Concession Road 3.



Low Density

Outside the Local Corridor, most lands are planned for Low Density land uses. Low Density land use areas permit semi-detached and detached houses.

Townhouses are located in the northwestern quadrant of the Study Area.



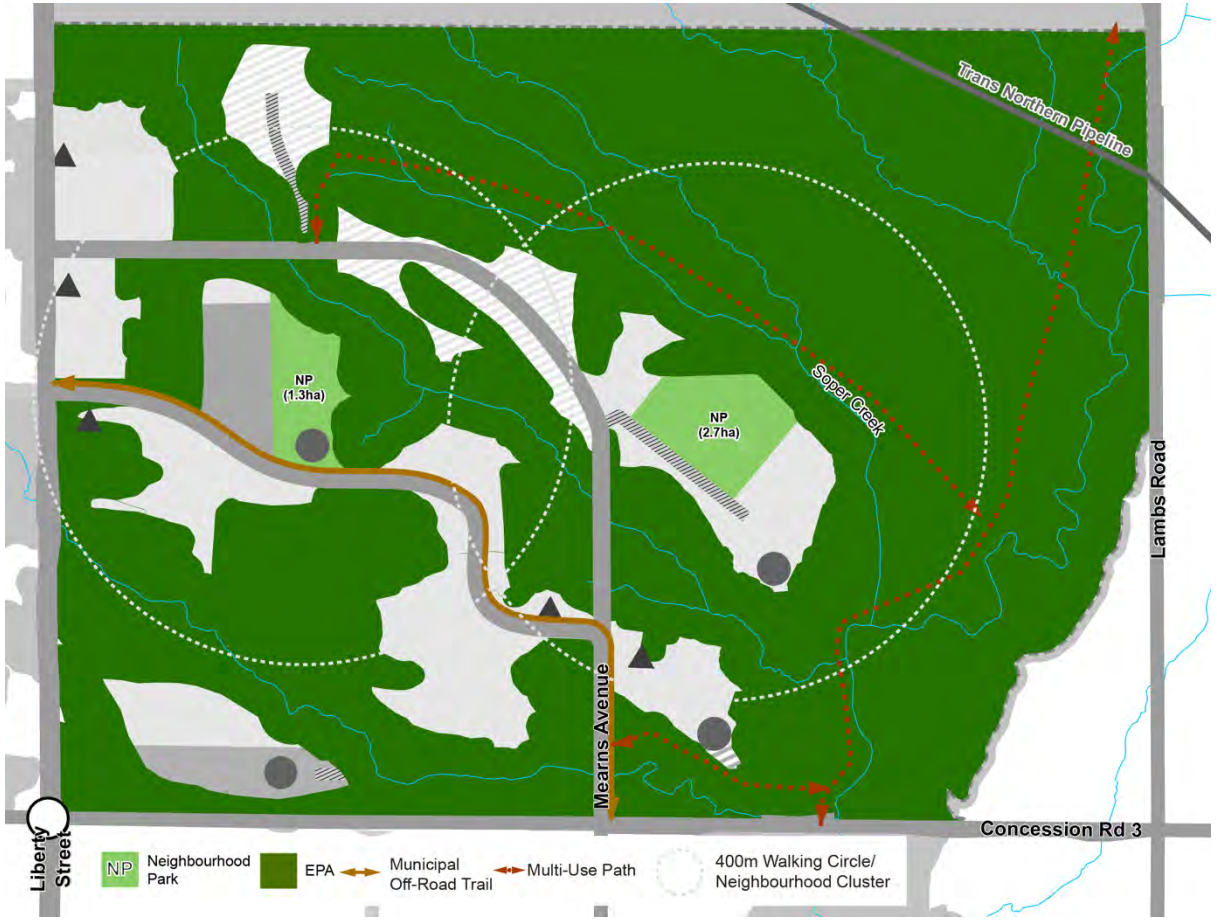
Neighbourhood Centre

The Neighbourhood Centre is located in the northwestern part of the Study Area, adjacent to the southerly collector road. The Neighbourhood Centre is adjacent to one of the proposed neighbourhood parks.



Utility

Utility uses are proposed at the southeastern intersection of the northern Study Area boundary and Liberty Street. A Regional reservoir is also located at the northwest corner of the Study Area.

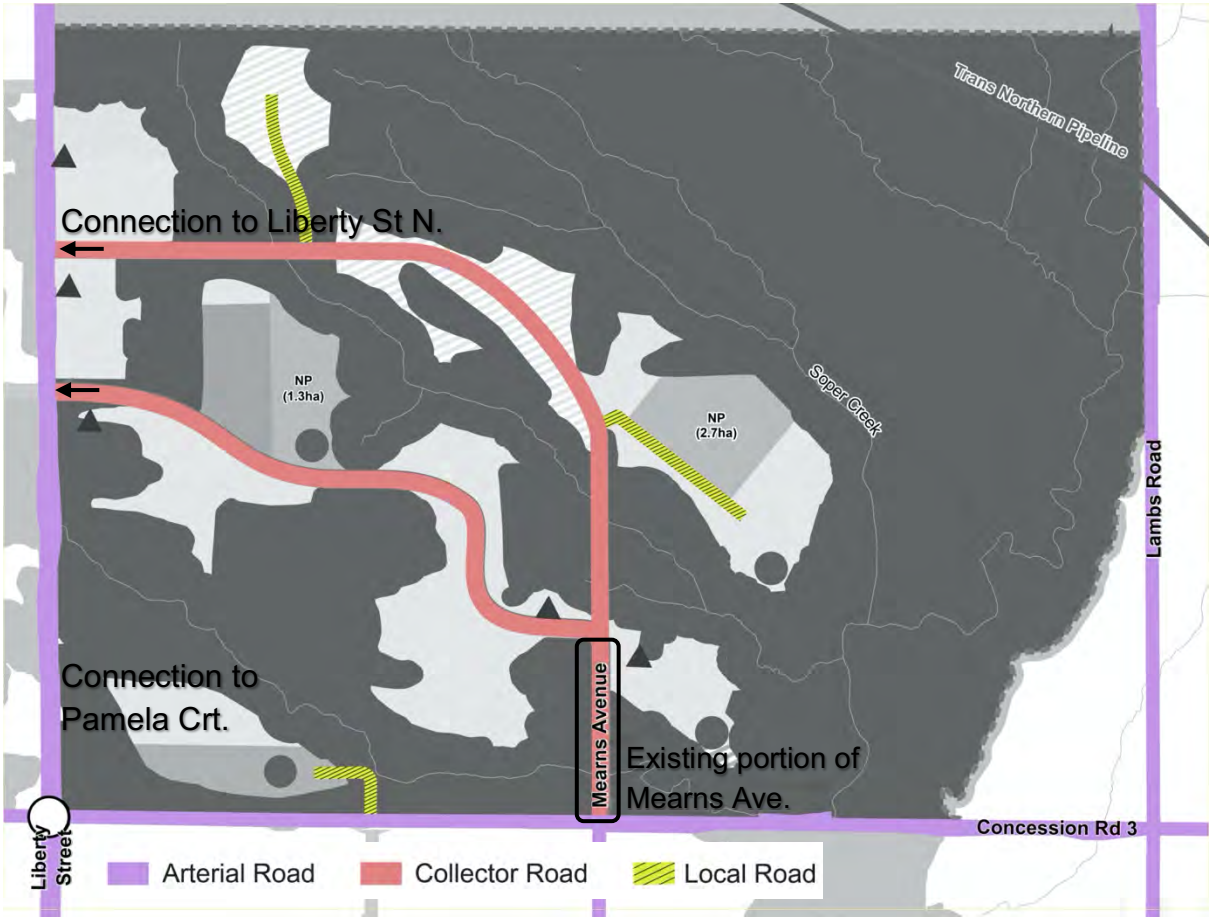


Parks and Open Space

Two neighbourhood parks are located in the Study Area. One park is adjacent to the Neighbourhood Centre and the other park is in the eastern part of the Study Area. The western park is located adjacent to the multi-use path.

Walkability

Each 400m walking circle/ neighbourhood cluster includes access to parks and a series of on and off-road trail networks. A 400m walking circle represents a 5-minute walk to amenities and/or other land use areas.

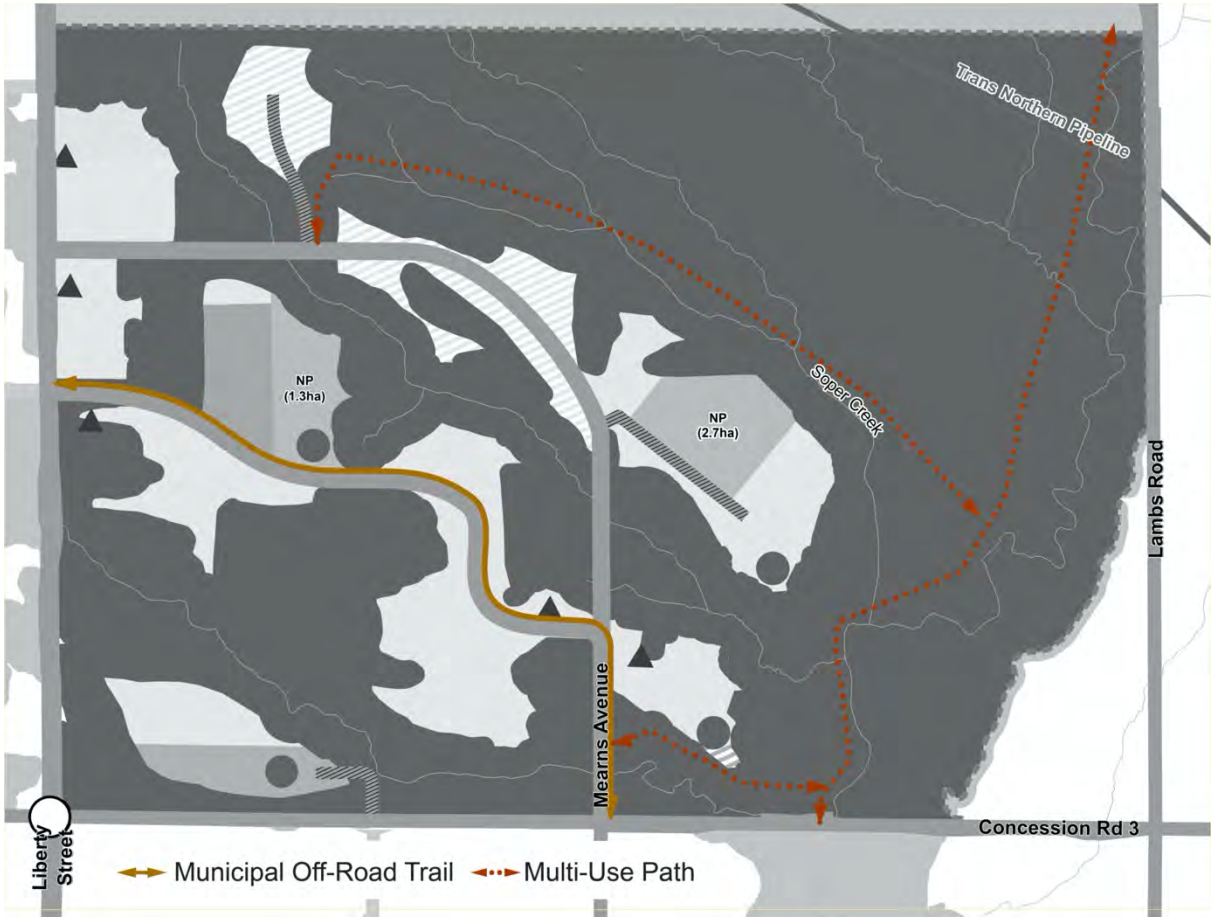


Collector Roads

There are two collector road extensions of Mearns Avenue. One collector road extension intersects with Pamela Court, and the other connects to Liberty Street North between Pamela Court and Sydel Court.

Local Roads

A few conceptual local roads are shown to illustrate connectivity within the Study Area through the natural environment. More local roads will be added through the development process.



Trails

Two types of trails are identified in the Study Area: multi-use paths and municipal off-road trails. Multi-use paths are pathways separated from vehicular traffic that accommodate pedestrian and cycling routes. They are wider than typical sidewalks and usually indicate separate lanes for walking and cycling as shown on **Figure 2**. The municipal off-road trails are either paved or unpaved that provide access to environmental areas such as the EPA. They are intended to keep users on a designated path to minimize disruption to the surrounding landscape. These trails are narrower than multi-use paths and usually have a surface of crushed aggregate or woodchip.

A multi-use path is proposed to run along the south-most extension of Mearns Avenue. The multi-use path will also connect to the municipal off-road trail in the east. The municipal off-road trails generally follow the trails identified in Schedule K of the Official Plan connecting parks, collector and local roads, and the natural heritage system.

Table 4 describes the land areas and projected units, population and jobs that could arise from Alternative 3. This Alternative results in a density of 53.2 persons and jobs per hectare.

Table 4: Land Area, Units, People, Retail Floor Area and Jobs for Land Use Alternative 3

	Land Use Alternative 3				
	Area (HA)	Units	People	Retail Floor Area (sq.m.)	Jobs
Medium Density Local Corridor-Mid Rise					
Medium Density Local Corridor-Low Rise	0.8	30	73		
Low Density-Town House	6.3	234	569		
Low Density	22.7	455	1,429		
Neighbourhood Centre	2.0			5,000	109
Utility	1.1				
Parks	4.0				
Environmental Protection Areas	141.8				
Stormwater Management Pond	4.1				
Total	182.8	719	2,070	5,000	109

4 Evaluation Criteria and Measures



The purpose of the evaluation criteria and measures is to guide the evaluation of three land use alternatives that have been prepared for the Study Area. Using a set of criteria and measures, the evaluation will identify the preferred elements of the land use alternatives. The criteria and measures reflect the findings of the background reports, requirements of official plan policies, and consideration of guidelines and best practices. They will be used to determine what elements of each alternative are preferred and should be included in the preferred land use plan and Secondary Plan.

An evaluation matrix was prepared to summarize the evaluation of the three land use alternatives against the criteria and measures. The evaluation matrix is provided in Section 4.2 of this report.

The preferred land use plan will not necessarily be one of the three land use alternatives, but rather a combination of the most preferred elements of each of the three alternatives and could include additional elements considered through the engagement process.

4.1 Criteria and Measures

The evaluation criteria are organized under key themes and principles (built form and massing, mobility, natural environment and open space, infrastructure and efficient buildings). These principles are based on the principles identified in the Sustainability and Green Principles Report. Some principles identified in the Sustainability Report are not used in the evaluation as they will be addressed through Secondary Plan policies developed in later stages of the Soper Springs Secondary Plan study.

Under each theme, a series of criteria were developed to evaluate the land use alternatives based on that theme. These criteria are listed below under the themes. For each criteria, specific measures were also developed. The criteria and measures are set out in the evaluation matrix in Table 5.

Theme - Built Environment

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

Criteria:

- Provide higher density housing within the Local Corridor to support future transit and encourage active transportation.
- Create a compact, 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.

Theme – Transportation and Mobility

Principle: 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.

Criteria:

- Provide sufficient capacity and connectivity for all travel modes - vehicular, future transit, active transportation.
- Minimize impact of the Road network on the Environmental Protection Areas (EPA).
- Ability to create a network of Collector Roads serving transportation and active transportation needs.

Theme – Natural Environment and Environmental Protection Areas

Principle: Protect, enhance and value significant natural features within and adjacent to Environmental Protection Areas (EPA).

Criteria:

- Provide trail connections outside areas prone to flooding or significant natural features and that connect to other planned or existing trails
- Provide compatible land uses adjacent to the EPA.

Theme - Parks and Open Space

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

Criteria:

- 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.

Theme – Sustainable Servicing and Stormwater Management Infrastructure

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

Criteria:

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

Theme – Cultural Heritage and Archaeology

Principle: Respect cultural heritage through conservation and appropriate incorporation into the community.

Criteria:

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

4.2 Land Use Alternatives Evaluation

Table 5 contains the evaluation of the three land use alternatives described in **Section 3** of this report. Under each measure, the ability of an option to address the measure is described. The evaluation matrix includes one of the following ranking based on the analysis of the Land Use Alternative's ability to meet the measure:

- Most Preferred
- Moderately Preferred
- Least Preferred

Where appropriate, some criteria may be ranked the same, or all three ranked "Equally preferred".

Table 5 – Evaluation of Measures

	Measure	**Alternative 1**	**Alternative 2**	**Alternative 3**
	Theme - Built Environment Principle: Provide for the efficient use of land with the creation of a compact, complete, connected and walkable community. **Criteria: Provide higher density housing within the Local Corridor to support future transit and encourage active transportation.**			
1	Measure**:** Does the Local Corridor land use designation permit a higher density mixed use form to support future transit and active transportation?	Somewhat. The Local Corridor includes Medium Density Mid Rise and Medium Density Low Rise areas. Alternative 1 has Medium Density Local Corridor – Mid Rise sized at 0.4 ha. and Medium Density Local Corridor – Low	Yes. The Local Corridor includes only Medium Density Mid Rise areas at 0.81 ha. It is most preferred as it provides the highest densities along the Local Corridor. However, the proportion of Mid	Somewhat. The Local Corridor includes only Medium Density Low Rise areas at 0.81 ha. It is least preferred as it contains no Medium Density Local Corridor-Mid Rise areas. The proportion of Low Rise is

	Measure	**Alternative 1**	**Alternative 2**	**Alternative 3**
		Rise sized at 0.5 ha. It is moderately preferred as it has a mix of both Medium Density Mid Rise and Low Rise. However, the proportion of Mid Rise is greater than required in the Official Plan and should be revised in the preferred option. Evaluation: Moderately Preferred	Rise is greater than required in the Official Plan and should be revised in the preferred option. Evaluation: Most Preferred	greater than required in the Official Plan and should be revised in the preferred option. Evaluation: Least Preferred
	Criteria: Create a compact, walkable community.			
2	Measure: What is the proportion of potential residential units within 400 metres (5 -minute) walking distance of a Local Corridor?	14% of potential residential units are within 400 metres of a Local Corridor. Evaluation: Equally Preferred	13% of potential residential units are within 400 metres of a Local Corridor. Evaluation: Equally Preferred	13% of potential residential units are within 400 metres of a Local Corridor. Evaluation: Equally Preferred
3	Measure: What is the proportion of potential residential units within 400 metres walking distance of a park?	35% of potential residential units are within a 400 metre walk of a park. Evaluation: Least Preferred	37% of potential residential units are within a 400 metre walk of a park. Evaluation: Equally Preferred	37% of potential residential units are within a 400 metre walk of a park. Evaluation: Equally Preferred

	Measure	**Alternative 1**	**Alternative 2**	**Alternative 3**
4	Measure: What is the proportion of potential residential units within 400 metres walking distance of a Neighbourhood Centre?	There is no Neighbourhood Centre for Alternative 1, so it provides less active transportation potential. Evaluation: Least Preferred	19% of potential residential units are within a 400 metre walk of a Neighbourhood Centre. Evaluation: Moderately Preferred	21% of potential residential units are within a 400 metre walk of a Neighbourhood Centre. Evaluation: Most Preferred
6	Measure: Do all neighbourhood clusters have access to a trail (COP 18.4.1)?	Yes. Each neighbourhood will have access to a trail. Evaluation: Equally preferred.	Yes. Each neighbourhood will have access to a trail. Evaluation: Equally preferred.	Yes. Each neighbourhood will have access to a l trail. Evaluation: Equally preferred.
7	Measure: Is the Neighbourhood Centre located in the most feasible and accessible location?	There is no Neighbourhood Centre proposed in Alternative 1. Evaluation: Not Applicable	The Neighbourhood Centre is proposed along Liberty Street N, an arterial road in Alternative 2, at the intersection of a proposed collector road. This is a feasible location for a Neighbourhood Centre as it can service both the Study Area and surrounding community along an established road network. Evaluation: Most Preferred	The Neighbourhood Centre is proposed on the north side of the Mearns Ave. extension, central to the Study Area in Alternative 3. This is a less feasible location as it is located central to the Study Area and is less visible from prominent streets such as Liberty Street N or Concession Road 3. Evaluation: Moderately Preferred

	Measure	**Alternative 1**	**Alternative 2**	**Alternative 3**
	Criteria: Provide for a variety of housing types and arrangements such as townhouses, singles and semis, and multi-unit dwellings.			
8	Measure: Does the Land Use Alternative provide the ability to include a mix of land uses and housing types (Clarington Official Plan 5.4.2)?	Somewhat. The Local Corridor permits apartment and mixed use within the Medium Density Mid-Rise area and ground-related multiple units in the Medium Density Low Rise area. As well, a limited amount of townhouses are also accommodated in the Low Density area. Alternative 1 has the highest potential of the three Alternatives for achieving this measure based on housing mix alone; however, it contains no commercial uses and as such it contains less mix of land uses than the other options Evaluation: Least Preferred	Yes. The Local Corridor permits apartment and mixed use, within the Medium Density Mid-Rise area. As well, a limited amount of townhouses are also accommodated in the Low Density area. Alternative 2 has the most potential of the three alternatives for achieving this measure as it provides apartment and mixed use along the Local Corridor, and a higher mix of land uses compared to Alternative 1 due to the inclusion of commercial uses along Liberty Street North. Evaluation: Most Preferred	Yes. The Local Corridor permits ground-related multiple units in the Medium Density Low Rise area. As well, a limited number of townhouses are also accommodated in the Low Density area. Alternative 3 has a moderate potential for achieving this measure as it provides greater housing density and land use mix than Alternative 1, but less residential density than Alternative 2. Evaluation: Moderately Preferred
	Criteria: Land use mix is supportive for people of all ages and incomes.			
9	Measure: Does the land use	Yes. Alternative 1 provides a mix of	Somewhat. Alternative 2	Somewhat. Alternative 3

	Measure	**Alternative 1**	**Alternative 2**	**Alternative 3**
	alternative provide housing types to meet the evolving housing needs for people of all ages, abilities and income groups (COP 6.1.1, 6.3.1)?	Mid Rise and Low Rise along the Local Corridor. It also provides for the greatest number of single or semi-detached housing along as well as provide for townhouses in the low density area. It therefore provides for both family housing and allows for ageing in place in the higher density housing. While all Alternatives permit a range of housing types, of the Alternatives, Alternative 1 has the greatest potential for providing the highest range of housing types particularly those that meet the current needs for family housing. Evaluation: Most Preferred	provides only Medium Density Mid Rise along the Local Corridor. It also provides for single or semi-detached housing along with townhouses in the low density area. Alternative 2 provides a total of 267 apartment and ground-related units. It provides the greatest number of units to accommodate ageing in place in the higher density housing but a lower amount of family housing compared to Alternative 1. Evaluation: Moderately Preferred	provides only Medium Density Low Rise along the Local Corridor It also provides for single or semi-detached housing along with townhouses in the low density area. Alternative 3 provides a total of 264 townhouse and ground-related units. It provides a lesser amount of high density units than Alternative 2 but can still accommodate ageing in place through townhouse development. However, as this Alternative provides a lower amount of family housing, it is moderately preferred. Evaluation: Moderately Preferred
10	Measure: Does the proposed housing mix provide opportunities to provide affordable	Affordable housing units will be determined at the Site Plan Application stage of development.	Affordable housing units will be determined at the Site Plan Application stage of development.	Affordable housing units will be determined at the Site Plan Application stage of development.

	Measure	**Alternative 1**	**Alternative 2**	**Alternative 3**
	housing options, especially along Corridors (COP 6.3.2)?	However, typically apartments and denser townhouse developments are more likely to meet affordable housing thresholds. Alternative 1 provides for approximately 18 apartment units in the Medium Density Local Corridor Mid Rise area and 225 ground-related multiple units. Alternative 1 provides the potential for both apartments and townhouses but less but fewer apartments than Alternative 2. Evaluation: Moderately Preferred	However, typically apartments and denser townhouse developments are more likely to meet affordable housing thresholds. Alternative 2 provides for approximately 36 apartment units in the Medium Density Local Corridor Mid Rise area and 231 ground-related multiple units. Alternative 2 provides the most opportunity for affordable housing as it provides the highest number of apartments and of ground-related multiple units to Alternative 1. Evaluation: Most Preferred	However, typically apartments and denser townhouse developments are more likely to meet affordable housing thresholds. Alternative 3 provides for approximately 234 ground-related multiple units Alternative 3 provides the potential for the most amount of townhouses but no apartments. Evaluation: Least Preferred
	Theme – Transportation and Mobility Principle: 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. **Criteria: Provide sufficient capacity and connectivity for all travel modes – vehicular, future transit, active transportation.**			

	Measure	**Alternative 1**	**Alternative 2**	**Alternative 3**
11	Measure: Does the proposed collector road network provide sufficient network capacity?	While a fulsome Traffic Impact Study utilizing block densities and trip generation will be confirmed in Phase 3 of this Study, the proposed network is assumed to be sufficient based upon the road network alignment, however this is dependant on the configuration of local roads connecting the central block of developable land. Evaluation: Moderately Preferred	While a fulsome Traffic Impact Study utilizing block densities and trip generation will be confirmed in Phase 3, the proposed network is assumed to be somewhat sufficient based upon the road network alignment, due to the bottleneck created by a singular local road connecting the central block of developable land to the collector road. Evaluation: Least Preferred	While a fulsome Traffic Impact Study utilizing block densities and trip generation will be confirmed in Phase 3, the proposed network is assumed to be sufficient based upon the road network alignment connecting most of the developable land. Evaluation: Most Preferred
12	Measure: Does the proposed collector road network provide the opportunity for an efficient transit system through the secondary plan area?	Yes. Future transit services can efficiently operate along the proposed collector road, diverting from Concession Road 3, along Mearns Avenue to Liberty Street. Connectivity to the central block of developable land is limited by the design of local roads. Transit	Yes. Future transit services can efficiently operate along the proposed collector road, diverting from Concession Road 3, along Mearns Avenue to Liberty Street. However, connectivity to the central block of developable land is limited by the singular proposed	Yes. Future transit services can efficiently operate along the proposed collector road, diverting from Concession Road 3, along Mearns Avenue to Liberty Street. Future routes can alternate between both collector roads through the Secondary Plan area, ensuring all

	Measure	**Alternative 1**	**Alternative 2**	**Alternative 3**
		may be able to circulate to the area, however the added loop would lengthen a trip and reduce efficiency. Evaluation: Moderately Preferred	local road. Walking distances from the low-density lands to the collector road would limit the number of residents with access to transit. Evaluation: Least Preferred	lands are efficiently served by transit. Evaluation: Most Preferred
13	Measure: Can the proposed collector road network create an active transportation spine for the community connecting all parts of the secondary plan area including the residential enclaves (COP 19.5.4)?	Mostly yes. The proposed collector road network in Alternative 1 will create an active transportation spine for most of the Secondary Plan area; however, connectivity to the central block will be dependent on the configuration of local roads. Multiple local roads connecting to the collector road will provide options to connect residential enclaves to the network. Evaluation: Moderately Preferred	Somewhat. The proposed collector road network in Alternative 2 will create an active transportation spine for most of the Secondary Plan area; however, connectivity to the central block will be limited by the singular load road which will generally increase travel distances to the residential enclaves. Evaluation: Least Preferred	Yes. The proposed road network will create an active transportation grid for the Secondary Plan area, ensuring all lands are efficiently connected to the surrounding community. Evaluation: Most Preferred
	Criteria: Minimize impact of the Road network on the Environmental Protection Areas (EPA).			

	Measure	**Alternative 1**	**Alternative 2**	**Alternative 3**
14	Measure**:** Does the proposed collector road network limit crossings over watercourses and through the EPA (number of stream crossings and length of roads in EPA)?	One existing crossing is across Soper Creek along Mearns Ave. The crossing includes a culvert under the road. 416 m of collector roads cross over the EPA in Alternative 1. As this Alternative provides the shortest length over the EPA, it is most preferred. Evaluation: Most Preferred	One existing crossing is across Soper Creek along Mearns Ave. The crossing includes a culvert under the road. 480 m of roads cross over the EPA in Alternative 2. As this Alternative provides a shorter length over the EPA compared to Alternative 3, and longer length compared to Alternative 1, it is moderately preferred. Evaluation: Moderately Preferred	One existing crossing and three proposed crossings are proposed across Soper Creek. The existing crossing includes a culvert under the road. 1,054 m of roads cross over the EPA in Alternative 3. As this Alternative provides the greatest number of crossings over the Soper Creek and highest length of road across the EPA, it is least preferred. Evaluation: Least Preferred
15	Measure: Are the EPA crossings located to minimize impact to the EPA, such as at the least sensitive areas?	All proposed alternatives require roads to transect or encroach on EPA (watercourses, woodland, fish habitat, sensitive species, etc.). Some crossings for Alternative 1 are sited at narrow points or existing breaks but others are not. May have greater conflicts associated with	All proposed alternatives require roads to transect or encroach on EPA (watercourses, woodland, fish habitat, sensitive species, etc.). Alternative 2 places all road crossings at narrowest points (shortest distance across stream corridor or vegetated area) and/or make use	All proposed alternatives require roads to transect or encroach on EPA (watercourses, woodland, fish habitat, sensitive species, etc.). Two of the proposed Alternative 3 road crossings are located across swaths of EPA, affecting the largest areas of intact woodland or

	Measure	**Alternative 1**	**Alternative 2**	**Alternative 3**
		noted Butternut (endangered tree species) locations at western end of proposed Mearns Avenue as compared to other alternatives. Evaluation: Moderately Preferred	in existing breaks in vegetation. Evaluation: Most Preferred	habitat complexes as compared to other alternatives. Evaluation: Least Preferred
	Criteria: Ability to create a network of Collector Roads serving transportation and active transportation needs.			
16	Measure**:** Do the proposed collector roads meet the minimum intersection spacing requirements (COP Table C-2)?	Mostly yes, however the intersection spacing between the proposed collector road and Pamela Court at Liberty Street may be too close. Evaluation: Moderately Preferred	Yes, the collector road will meet all intersection spacing requirements, as it connects to existing intersections with Pamela Court at Liberty Street, and Mearns Avenue at Concession Road 3. Evaluation: Most Preferred	Mostly yes, however the intersection spacing between the two collector roads connecting to Liberty Street may be too close and require further study. Evaluation: Moderately Preferred
17	Measure: Does the network of collector roads maximize connections to arterial roads?	Yes, the collector road is well connected to the boundary arterial roads. A secondary connection to Liberty Street would improve and maximize network options.	Yes, the collector road is well connected to the boundary arterial roads. A secondary connection to Liberty Street would improve and maximize network options.	Yes, the collector roads create a network which maximizes connections to the boundary arterial roads.

	Measure	**Alternative 1**	**Alternative 2**	**Alternative 3**
		Evaluation: Moderately Preferred	Evaluation: Moderately Preferred	Evaluation: Most Preferred
18	Measure: Does the collector road network maximize the potential for an integrated active transportation network?	Mostly yes. The proposed collector road can enable the creation of an active transportation network within the Secondary Plan area. However, the potential for integration to the central block will be dependant on the configuration of local roads. Multiple local roads connecting to the collector road will provide options to connect residential enclaves to the network. Evaluation: Moderately Preferred	Somewhat yes. The proposed collector road can enable the creation of an active transportation network within the Secondary Plan area. However, connectivity to the central block will be limited by the singular load road which will generally increase walking and cycling distances to the residential enclaves. Evaluation: Least Preferred	Yes. The proposed road network will create active transportation spines for the Secondary Plan area, ensuring all blocks are efficiently integrated into the active transportation network. Evaluation: Most Preferred
	Theme – Natural Environment and Environmental Protection Areas Principle: Protect, enhance and value significant natural features within and adjacent to Environmental Protection Areas (EPA). **Criteria: Provide trail connections outside areas prone to flooding or significant natural features and that connect to other planned or existing trails**			
19	Measure: Do the location of	Yes. There is a proposed multi-	Somewhat. One Parkette is	Somewhat. One Neighbourhood

	Measure	**Alternative 1**	**Alternative 2**	**Alternative 3**
	proposed trail locations link parkland to the EPA?	use path trail connecting the Neighbourhood Park to the municipal trail within the EPA. There is also a proposed multi-use trail that connects the Parkette to the EPA. Evaluation: Most Preferred	connected to the EPA through a multi-use path. Two other Parkettes are not bordered by trails that connect to the EPA. One Parkette borders the EPA but does not have a trail connection into the EPA. Evaluation: Moderately Preferred	Park is connected to the EPA through a multi-use path. The second Neighbourhood Park borders the EPA along its northern edge, although no trail connection is proposed. Evaluation: Moderately Preferred
20	Measure: Does the location of a proposed trail avoid or have minimal impact on significant natural heritage features and natural hazards (COP 14 3.4)?	All three alternatives are largely comparable with only minor changes to trail locations. All three indicate trails transecting natural habitats and natural heritage features. Alternative 1 includes an additional multi-use path access at east end of proposed development area which would require crossing of Significant Woodland and watercourse. However, it is	Minor potential reduction in potential impacts to natural features in northwestern extent of area as compared to other alternatives, but not significantly enough to affect evaluation.	Minor potential reduction in potential impacts to natural features in northwestern extent of area as compared to other alternatives, but not significantly enough to affect evaluation.

	Measure	**Alternative 1**	**Alternative 2**	**Alternative 3**
		along a proposed local road. Evaluation: Least Preferred	 Evaluation: Most Preferred	 Evaluation: Most Preferred
21	Measure: Does the land use alternative provide the ability to connect new trails to existing and planned trails in the Municipality's trail plans (COP 18.4.2)?	Yes. There is potential to connect new facilities to surrounding trails along arterial roads and the Environmental Protection Area (EPA), should the proposed trail/pedestrian network be expanded. Evaluation: Equally Preferred	Yes. There is potential to connect new facilities to surrounding trails along arterial roads and the Environmental Protection Area (EPA), should the proposed trail/pedestrian network be expanded. Evaluation: Equally Preferred	Yes. There is potential to connect new facilities to surrounding trails along arterial roads and the Environmental Protection Area (EPA), should the proposed trail/pedestrian network be expanded. Evaluation: Equally Preferred
	Criteria: Provide compatible land uses adjacent to the EPA.			
22	Measure: Are complementary and compatible land uses such as parks located adjacent to the EPA (Clarington Official Plan 3.2.2, 18.3.6)?	Yes. One large Neighbourhood Park borders the EPA and is central to the Secondary plan. Evaluation: Most Preferred	Somewhat. A small portion of two parkettes are located adjacent to the EPA allowing less compatible land uses adjacent to the EPA. Evaluation: Least Preferred	Yes. Two Neighbourhood parks border the EPA but have less parks adjacent to the EPA than in Alternative 1. Evaluation: Moderately Preferred
23	Measure: Does the adjacent land use protect and enhance the EPA?	All three alternatives protect the Natural heritage features with buffers.	All three alternatives protect the Natural heritage features with buffers.	All three alternatives protect the Natural heritage features with buffers.

	Measure	**Alternative 1**	**Alternative 2**	**Alternative 3**
		Evaluation: Equally Preferred	Evaluation: Equally Preferred	Evaluation: Equally Preferred
	Theme – Parks and Open Space Principle: Design parks and open spaces that are highly visible, accessible and usable. **Criteria: Meet park provision requirements for Soper Springs.**			
24	Measure: Are parks and Parkettes sized and distributed within the new community to be able to act as community gathering spaces?	Yes. Parkland has been sized and distributed across the Study Area to achieve one large park neighbourhood park and one parkette for community gathering spaces. Evaluation: Equally Preferred	Yes. Parkland has been sized and distributed across the Study Area to act as community gathering spaces. Evaluation: Equally Preferred	Yes. Parkland has been sized and distributed across the Study Area to meet the needs of the area they serve and act as community gathering spaces. Evaluation: Equally Preferred
25	Measure: Are Neighbourhood Parks or Parkettes located as central as possible to the areas which they serve (18.3.6.b)?	Yes. One large Neighbourhood Park is located central to the Study Area. One Parkette is provided central to two neighbourhood walking circles providing less than a 5-minute walk to any park for most of the Study Area. Some portions of the Study Area to the north and south are more than a 5-minute	Yes. Three Parkettes are equally distributed to ensure less than less than a 5-minute walk to a park for the entire Study Area. The arrangement of all three parkettes provides central placement and access for almost all of the Study Area when compared to Alternative 1 and Alternative 3.	Yes. Two Neighbourhood Parks are located central to the Study Area offering less than a 5-minute walk to a park for most of the Study Area. However, some portions of the Study Area to the north and south are more than a 5-minute walk to a park. For this reason, Alternative 3 is less preferred.

	Measure	**Alternative 1**	**Alternative 2**	**Alternative 3**
		walk to a park. For this reason, Alternative 1 is less preferred. Evaluation: Moderately Preferred	 Evaluation: Most Preferred	 Evaluation: Moderately Preferred
	Criteria: Establish a sense of place by enhancing views, including landmark buildings, gateway features and public art, and providing opportunities for community gathering.			
26	Measure: Is there an ability to create or enhance important views to natural features (23.3.9.i)?	Yes. The Neighbourhood Park shares an 845 m perimeter with the EPA allowing the most opportunity to create or enhance views to the EPA. Evaluation: Most Preferred	Somewhat. Two parkettes share a total of 191 m with the perimeter of the EPA. Alternative 2 provides the least opportunity for views to the EPA. Evaluation: Least Preferred	Yes. Both Neighbourhood Parks share a total of 600m with the perimeter of the EPA. Alternative 3 has less opportunity for views to the EPA than Alternative 1. Evaluation: Moderately Preferred
	Theme – Sustainable Servicing and Stormwater Management Infrastructure Principle: Provide for adequate servicing (water and wastewater) to new development's **Criteria: Minimize impact of trunk services on the Environmental Protection Areas (EPA)**			
27	Measure: Does the proposed development pattern limit crossings of watercourses and through the EPA (number of stream crossings and	Yes. It is anticipated that all water and sanitary services can be aligned within the roadways where they cross the EPA.	Yes. It is anticipated that most water and sanitary services can be aligned within the roadways where they cross the EPA. A watermain will need to cross	Yes. It is anticipated that all water and sanitary services can be aligned within the roadways where they cross the EPA.

	Measure	**Alternative 1**	**Alternative 2**	**Alternative 3**
	length of services in EPA)?	See Measure 14 Above Evaluation: Moderately Preferred	the EPA outside of a roadway to effectively service the northern development areas. See Measure 14 Above. Evaluation: Moderately Preferred	See Measure 14 Above Evaluation: Least Preferred
28	Measure: Are the service crossings located to minimize impact to the EPA, such as at the least sensitive areas?	Yes, water and sanitary services can be aligned with proposed road right-of-ways.	Somewhat. There is only one road connection to development areas in the north of the Secondary Plan area. Aside from traffic / emergency access issues, this development area is too large for a single water service connection. Additional connections will be required from Liberty Street North and the development area north of the Mearns Avenue extension (near the intersection of Liberty Street North) over EPA lands and watercourses. This Alternative	Yes, water and sanitary services can be aligned with proposed road right-of-ways.

	Measure	**Alternative 1**	**Alternative 2**	**Alternative 3**
			does not minimize impacts to the EPA. Evaluation: Least Preferred	 Evaluation: Most Preferred
	Criteria: Ability for new development to be efficiently serviced for stormwater management			
29	Measure: Does the proposed development pattern limit the number of new stormwater management facilities?	Yes, the number of new stormwater management facilities has been minimized to the extent reasonable, and the total number of new facilities is the same for all alternatives. Evaluation: Equally Preferred	Yes, the number of new stormwater management facilities has been minimized to the extent reasonable, and the total number of new facilities is the same for all alternatives Evaluation: Equally Preferred	Yes, the number of new stormwater management facilities has been minimized to the extent reasonable, and the total number of new facilities is the same for all alternatives Evaluation: Equally Preferred
	Theme – Cultural Heritage and Archaeology Principle: Respect cultural heritage through conservation and appropriate incorporation into the community. **Criteria: Conserve cultural heritage resources in proximity to the Soper Hills Study Area.**			
30	Measure: Can a compatible interface be provided to cultural heritage resources within the study area?	Yes. There is opportunity for appropriate interface to be created. Evaluation: Equally Preferred	Yes. There is opportunity for appropriate interface to be created. Evaluation: Equally Preferred	Yes. There is opportunity for appropriate interface to be created. Evaluation: Equally Preferred
31	Measure: Can the cultural heritage resources be	Yes. There is opportunity for heritage buildings	Yes. There is opportunity for heritage buildings	Yes. There is opportunity for heritage buildings

	Measure	**Alternative 1**	**Alternative 2**	**Alternative 3**
	integrated into the new development?	to be integrated into new development. Evaluation: Equally Preferred	to be integrated into new development. Evaluation: Equally Preferred	to be integrated into new development. Evaluation: Equally Preferred

5 Summary of Phase 2 Engagement



This chapter summarizes the public and stakeholder engagement that has occurred as part of Phase 2 of the study. It provides an overview of what we heard from PIC #2, Steering Committee meetings and any comments received to date.

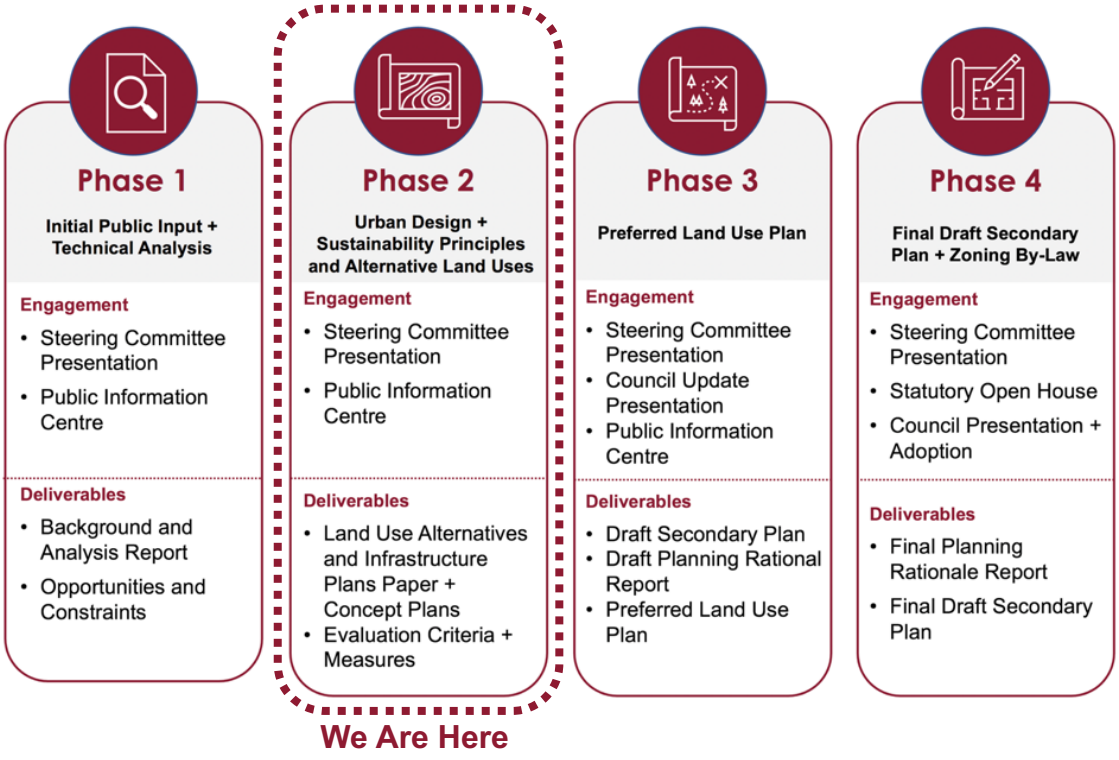
5.1 Stakeholder Engagement

The Steering Committee is made up of members of Clarington Staff, Durham Region staff, CLOCA staff, local School Boards, consultants on behalf of a landowner group, and landowners.

A Steering Committee Meeting, conducted virtually on June 9th 2022, presented the three land use alternatives, evaluation criteria, and sought feedback from committee members. There was some discussion on the alignment of roads and location of environmental boundaries. Overall, Steering Committee members supported the design of all three alternatives.

5.2 Summary of Public Information Centre

As part of phase two of the Soper Springs Secondary Plan, a third Public Information Centre (PIC) was held on June 29th 2022. The purpose of the Open House was to describe the three proposed land use alternatives, present the evaluation criteria, answer questions, and receive comments from members of the public.



Residents were informed of and PIC#3 through advertisement on social media, on the Municipality of Clarington's webpage, Clarington's E-Update, through mail-out notices to residents within 120 metres of the Study Area in the urban area and 300 metres of the Study Area in rural areas, and newspaper notices. PIC#3 was advertised in the *Clarington This Week* on June 16th 2022. PIC #3 was also advertised in the *Orono Times* on June 15th 2022 and on June 22nd 2022. Refer to **Appendix A** for copies of all notice materials. Refer to **Appendix B** for presentation slides.

Just under 20 people participated in the Open House PIC #3, including some Municipality of Clarington staff. The PIC consisted of an interactive presentation where participants could provide their feedback live, followed by a questions and answers period facilitated by the project team and municipal staff.

5.3 Interactive Presentation Feedback

The interactive presentation contained fifty (50) slides and of those, six (6) slides had survey questions associated with them that participants could submit real-time answers to during the presentation through their personal electronic device.

Nine (9) of the participants chose to partake in the interactive presentation. It is worth noting that not all questions had nine (9) responses since people joined late, left early, and/or chose to skip the question(s). The following provides a summary of results from the interactive slides, listed in order as they appeared within the presentation.

5.3.1 Summary of Presentation Feedback

The primary feedback obtained during PIC #3 found that:

- The majority of participants have a professional interest in the Study Area;
- 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 in Alternative 2 is preferred; and
- The location of parks is most preferred in Alternative 2.

5.3.2 Presentation Feedback

Slide 9: We would like to know about you – Please select any statements that apply (you can choose more than one)

When asked about themselves, as shown in **Figure 3,** five (5) respondents indicated they had a professional interest in the Study Area (e.g., planner, real estate, architect, engineer), three (3) respondents identified as residents of Clarington, two (2) respondents work in Clarington, one (1) respondent identified as owning land in the Study Area and one (1) participant voted for none of these options. It is noted that respondents could choose as many of the potential responses that applied to them, so a few of the respondents who identified as residents of Clarington may also own land in the Study Area.

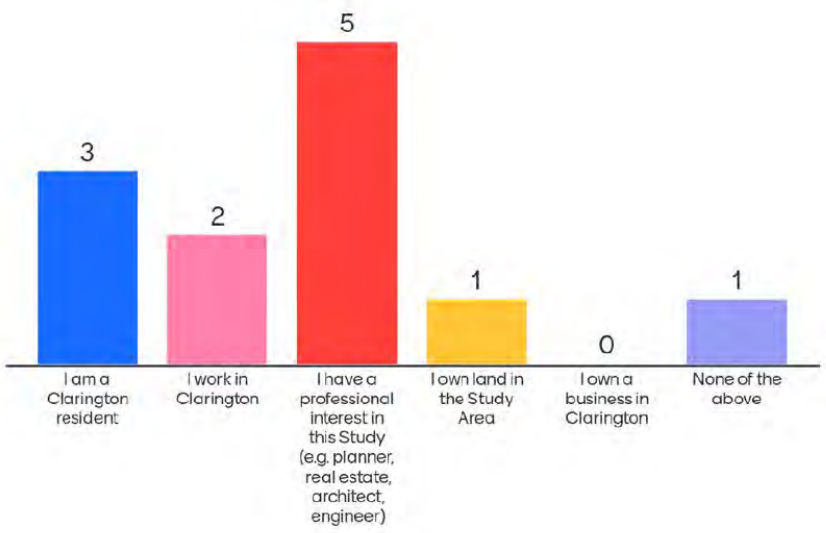


Figure 3: Survey Responses to Slide 9

Slide 11: Is there a specific word or words in the vision that you feel are important or are there any other keywords or concepts that should be added?

The vision statement for the Soper Springs Secondary Plan was presented in the previous slide for participants to review prior to responding, as shown below:

> "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."

Respondents were able to submit multiple responses on what they liked or thought should be added to the vision, as shown in **Figure 4**.



Figure 4: Survey Responses to Slide 11

It is noted that in terms of appearance larger fonts in **Figure 4** represented repeated responses from participants. Some of the responses included, but were not limited to:

- Trails;
- Environment;
- Walkable;
- Access to Nature;
- Mix of housing; and
- History.

Slide 21: Which location is more appropriate (for Neighbourhood Commercial)?

When asked about where the Neighbourhood Commercial land use should be provided as shown in **Figure 5**, four (4) participants preferred this land use along Liberty Street North as shown in Alternative 2, whereas one (1) participant preferred this land use central to Soper Springs as shown in Alternative 3.

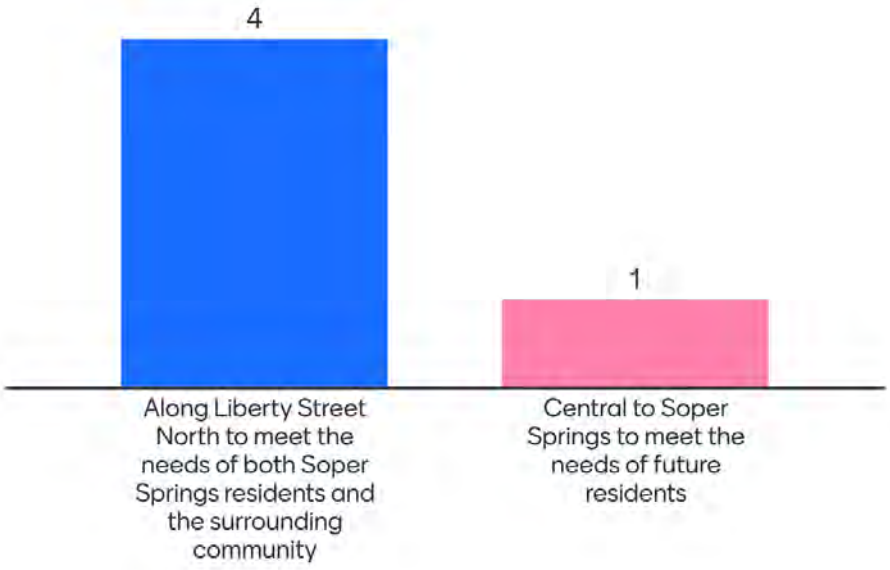


Figure 5: Survey Responses to Slide 21

Slide 25: What distribution of medium density land uses is more appropriate in the Local Corridor?

When asked about the distribution of medium density land uses along the Local Corridor as shown in **Figure 6**, four (4) participants preferred mid-rise (5-6 storeys) along the Local Corridor as shown in Alternative 2. Further, two (2) participants preferred low-rise (2-4) storeys as shown in Alternative 3, and one (1) participant preferred an equal distribution of heights along the Local Corridor as shown in Alternative 1.

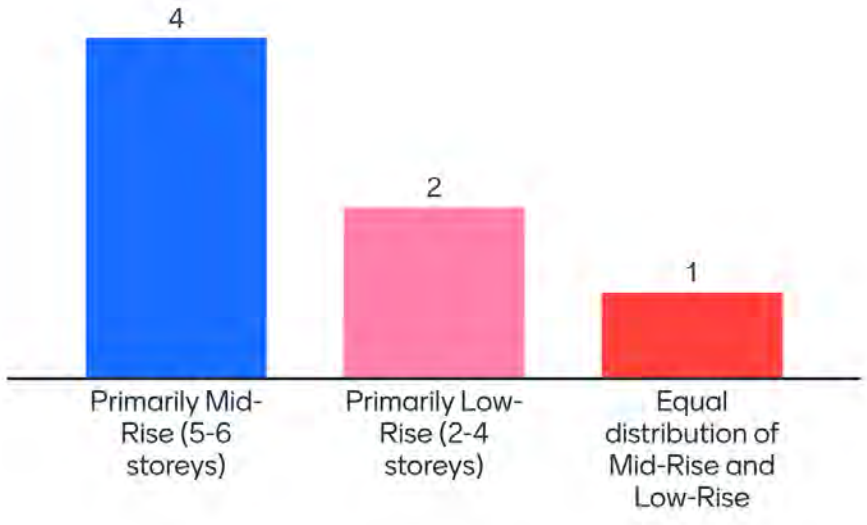


Figure 6: Survey Responses to Slide 25

Slide 29: Do you want to see townhouses grouped together or spread out throughout the low density area of the Study Area?

When asked about the distribution of townhouses in Soper Springs as shown in **Figure 7**, three (3) participants preferred townhouses to be spread out amongst the density land uses, two (2) participants preferred townhouses to be grouped together, and one (1) participant preferred a bit of both.

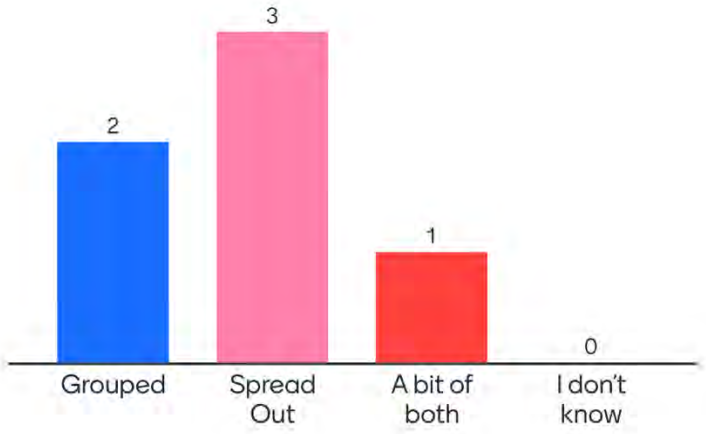


Figure 7: Survey Responses to Slide 29

Slide 33: What size and distribution of parks is more appropriate for Soper Springs?

When asked about the size and distribution of parks in Soper Springs as shown in **Figure 8**, five (5) participants preferred smaller parks of equal size to be distributed in Soper Springs as shown in Alternative 2, three (3) participants preferred two parks of equal size as shown in Alternative 3, and one (1) participant preferred one large park and one smaller park as shown in Alternative 1.

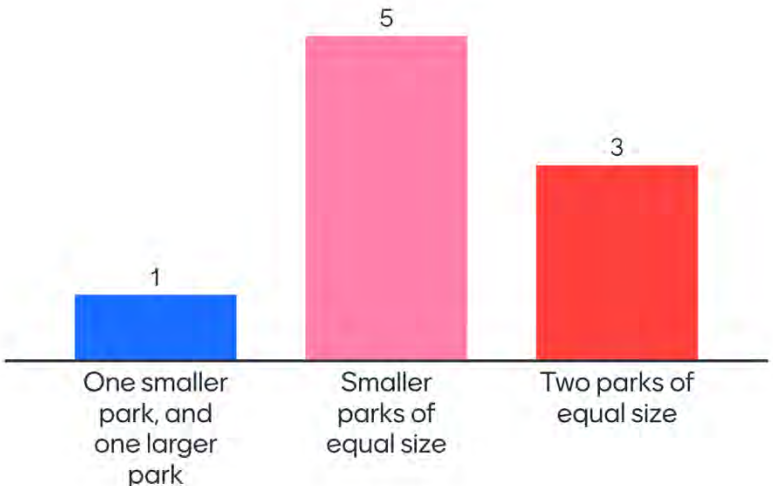


Figure 8: Survey Responses to Slide 33

5.3.3 Question and Answer Period

The question and answer period facilitated by the project team and municipal staff took place after the interactive presentation. Participants submitted their questions and comments in the meeting chat and the project team responded. Key topics discussed are summarized below:

- One participant asked why a roundabout would be installed at the intersection of Liberty Street North and Concession Road 3, instead of traffic lights;
    - Clarington Staff responded that the decision for a roundabout at this intersection was determined by the Region.

- One participant asked if any trees would be removed in the Secondary Plan area, and if there were any Environmental Studies completed for Soper Springs.
    - SGL staff stated that trees will be preserved where appropriate and as much as possible outside the EPA. Further, staff stated that trees that require removal through the development process can be replaced and replanted in other parts of the Municipality;.
    - Clarington staff stated that all studies were available on the project website. Staff emphasized the Municipality's priority to protecting the environment and trees.

- One participant asked what measures would be taken to protect the water quality of Soper Creek.
    - SGL stated that impacts to Soper Creek will be minimized through the implementation of sustainability features outlined and recommended in the Subwatershed Study.

- One participant asked what the timeline for buildout of the Secondary Plan area would be
    - SGL stated that once the Secondary Plan was finalized, it would be up to landowners and developers to submit draft plans to build within Soper Springs;
    - Clarington staff stated that the Secondary Plan process would be completed by 2023.

5.4 Survey Results

To assist in gathering feedback on the Soper Hills Secondary Plan land use alternatives, an online project survey ran on the Municipality of Clarington's website from July 7, 2022 to August 4, 2022. In total, nine (9) respondents took the survey. The following provides a summary of the results by question, listed in order as they appeared within the survey.

5.4.1 Summary of Survey Results

The primary feedback from the survey found that:

- A majority of participants are residents of Clarington;
- Participants value “sustainability” in the vision for Soper Springs;
- Neighbourhood commercial uses should be located central to the Study Area;
- Participants prefer primarily low-rise development along the Local Corridor
- Participants prefer townhouses to be both grouped together and spread out; and
- The location of parks is most preferred in Alternative 2.

5.4.2 Survey Results

A more detailed overview of responses is provided below.

Question 1: Please select any statements that apply (you can choose more than one)

As is shown in **Figure 9**, six (6) of the nine (9) respondents indicated they were residents of Clarington. It is noted that participants were able to check more than one response at a time, so a few of the respondents who identified as residents of Clarington selected other categories as well. Two (2) participants work in Clarington, one (1) participant has a professional interest in Clarington, one (1) participant owns a business, and one (1) participant owns land in the Study Area.

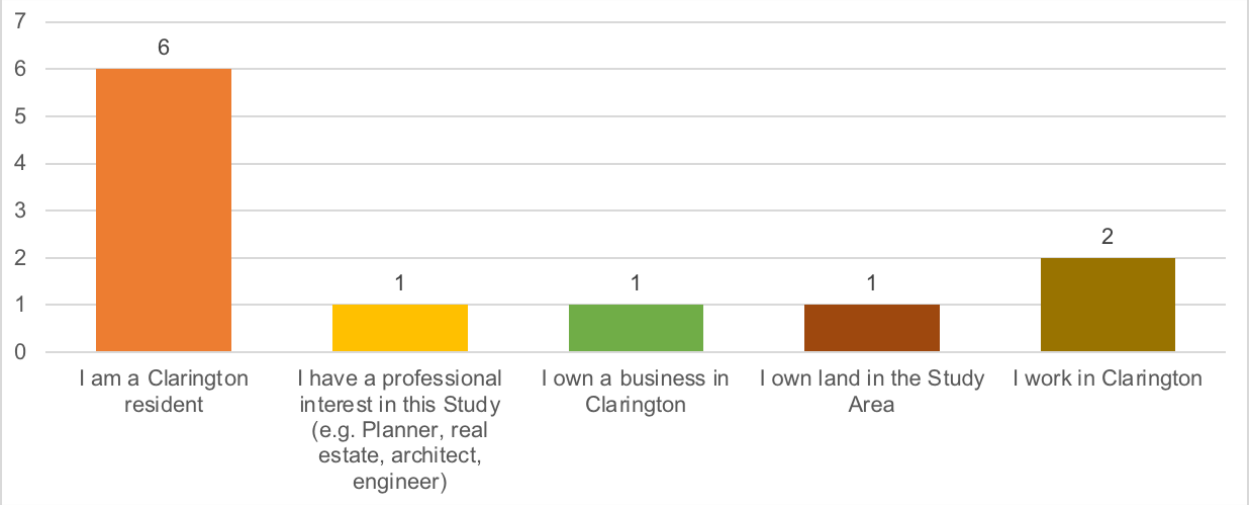


Figure 9: Survey Responses to Question 1

Question 2: Is there a specific word or words in the vision that you feel are important or are there any other keywords or concepts that should be added?

When asked about words they liked or wanted to see in the vision for the Secondary Plan, respondents were able to submit multiple responses, shown in **Figure 10**. It is

noted that words which appear larger in **Figure 10** represented repeated responses from participants. The responses provided include but were not limited to:

- Sustainability;
- Trails; and
- Natural.



Figure 10: Survey Responses to Question 2

Question 3: Which location (for Neighbourhood Commercial uses) is more appropriate?

Five (5) respondents (63%) preferred Alternative 3 for the location of Neighbourhood Commercial uses, which situates them central to the Study Area. Three (3) respondents (37%) preferred situating Neighbourhood Commercial uses along Liberty Street N as shown in **Figure 11**.

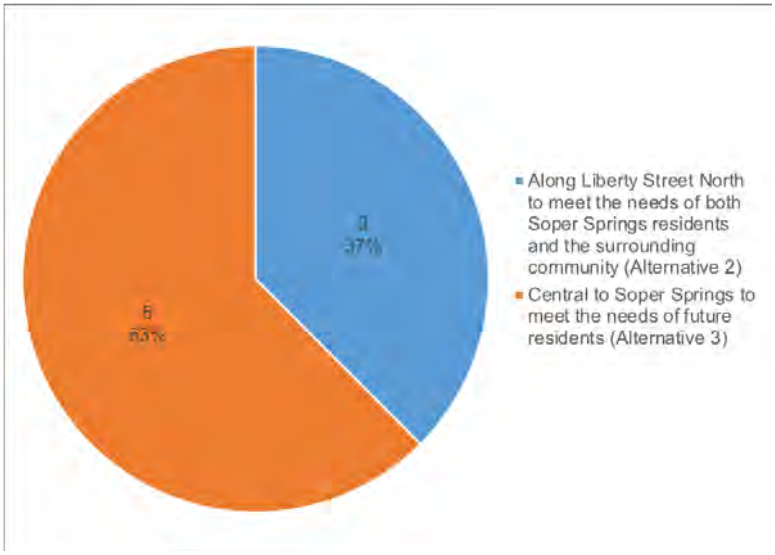


Figure 11: Survey Responses to Question 3

Question 4: What distribution of medium density land uses is more appropriate in the Local Corridor?

Five (5) respondents (63%) preferred Alternative 3 for the distribution of medium density land uses along the Local Corridor, which is for primarily low-rise building heights (2-4 storeys). Three (3) respondents (37%) preferred Alternative 1, which provides an equal distribution of mid-rise (5-6 storeys) and low-rise buildings. No participants preferred Alternative 2, which provides primarily mid-rise buildings along the Local Corridor as shown in **Figure 12**.

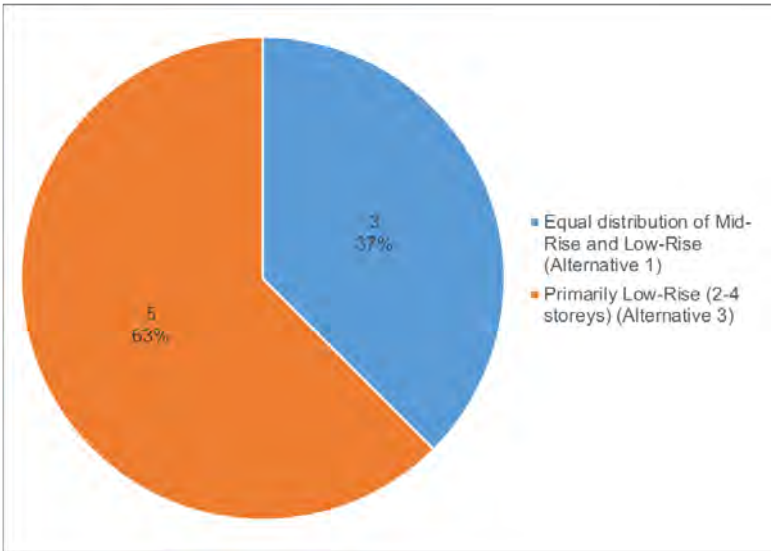


Figure 12: Survey Responses to Question 4

Question 5: Do you want to see townhouses grouped together or spread out throughout the low density area of the Study Area?

Four (4) respondents (50%) preferred townhouses both grouped together in some areas and spread out in other areas. Two (2) respondents (25%) preferred townhouses to be spread out throughout low density areas. One (1) participant preferred townhouses to be only grouped together, and one (1) participant did not have a preference for the distribution of townhouses as shown in **Figure 13**.

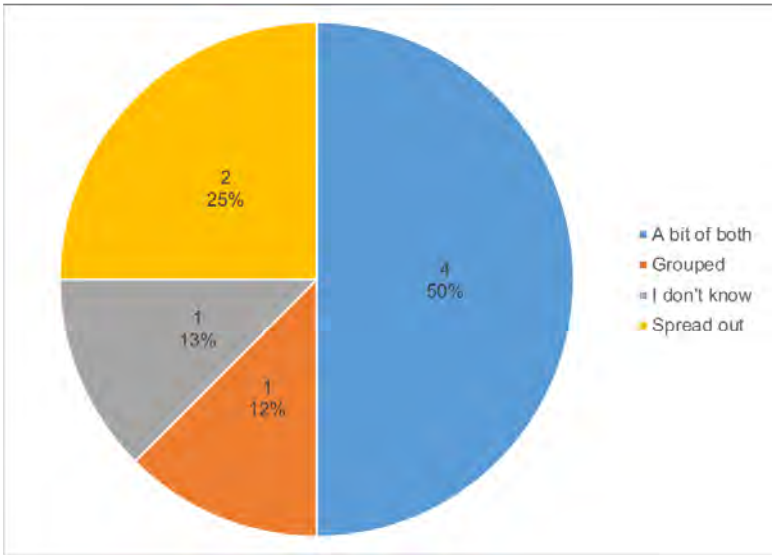


Figure 13: Survey Responses to Question 4

Question 6: What size and distribution of parks is more appropriate for Soper Springs?

When asked about the size and distribution of parks, four (4) respondents (50%) preferred smaller parks spread out throughout the Study Area as shown in Alternative 2. Three (3) respondents (38%) preferred two parks of equal size as shown in Alternative 3. One (1) participant preferred one smaller park and one larger park as shown in Alternative 1.

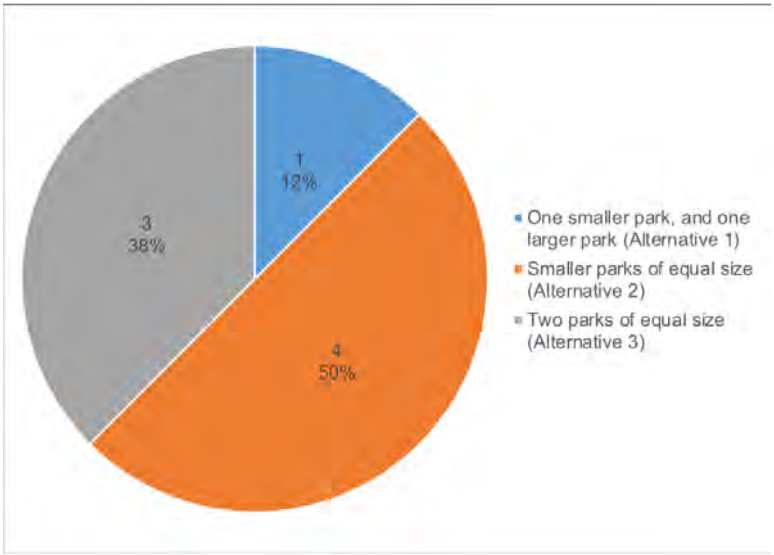


Figure 14: Survey Responses to Question 4

The last question in the online survey allowed participants to provide additional comments, summarized below:

- Emphasized the need for multi-use trails that connects the Study Area to the downtown for a safe and connected active transportation network; and
- Emphasized the need to protect the natural environment and reduce impacts to flora and fauna.

6 Next Steps



The next step in the Study will be to consider the evaluation of the Land Use Alternatives and input received in Phase 2 to prepare an emerging land use plan, which could be a hybrid of the three Land Use Alternatives.

Another public information centre will be held to present the emerging land use plan and gather further public input.



Municipality of Clarington | Soper Springs Secondary Plan

Phase 2 Summary Report
Appendix A

Clarington

Draft

December 2022

SGL Planning & Design Inc.

Soper Springs Secondary Plan

Public Information Centre #3

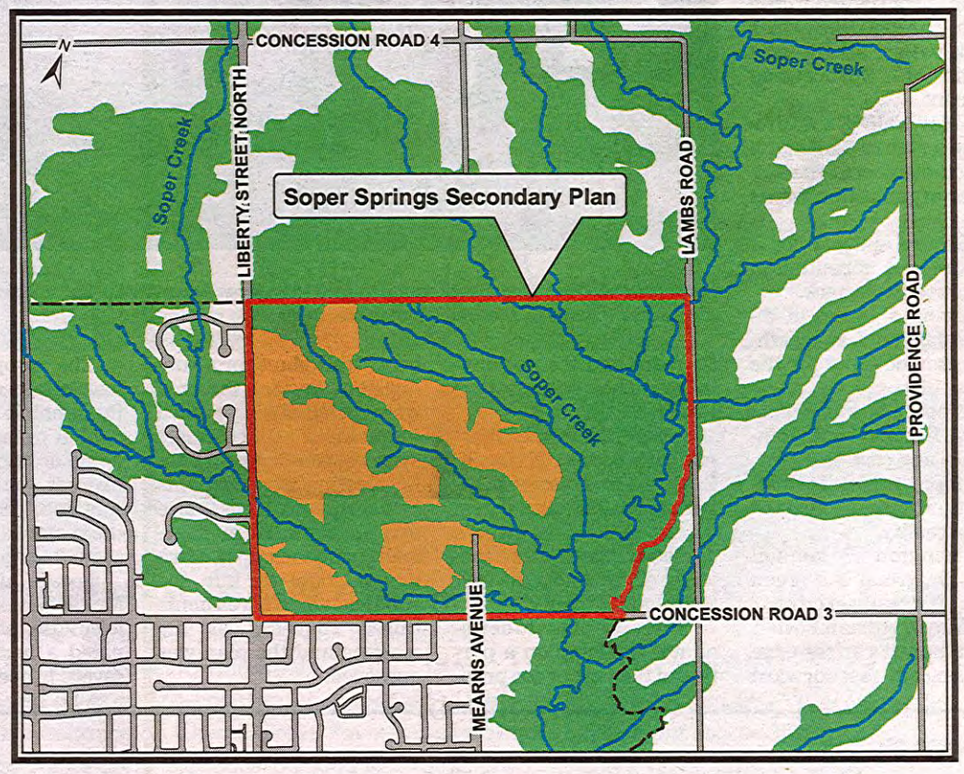
Wednesday, June 29, 2022, at 6:30 p.m.
Join us online or by phone.

Join us for Public Information Centre #3 to learn about the proposed housing types and park locations for Soper Springs, a neighbourhood located in north Bowmanville.

Register in advance for this meeting at www.clarington.net/SoperSprings.

The Soper Springs Secondary Plan provides an opportunity to create a cohesive and sustainable neighbourhood that balances where people live with the surrounding natural environment. Preserving the natural environment is a top priority for the Municipality.

For more information, contact Emily Schaefer or Lisa Backus at 905-623-3379 or **soperspringsecondaryplan@clarington.net**.



Notice of EA Study Commencement

The Municipality of Clarington is undertaking this Secondary Plan, including an Environmental Assessment (EA) for new road infrastructure subject to Schedule 'C' of the Municipal Class EA process. The study proceeds using the integrated approach to Environmental Assessment, which is an approved process under the Environmental Assessment Act that ensures requirements under both the Environmental Assessment Act and the Planning Act are met.

Under the Municipal Freedom of Information and Protection of Privacy Act, any personal information, such as name, address, telephone number, and property location included in a submission, may become part of the public record for this matter. Therefore, if requested, it will be released to any person unless otherwise stated in the submission.

To obtain this information in an alternate format, call 905-623-3379 ext. 2131, TTY: 1-844-790-1599.

Clarington

Pathfinders & Girl Guides Community Service



Photo by Julie Cashin-Oster

The 2nd Bowmanville Pathfinder/Ranger Unit was on hand at the Orono Fair Grounds last weekend providing community service, helping out the Ontario County Kennel Club by serving delicious food. Pictured from left to right are Gwen Breen, Cassie Haskins and Brenda Kalledat. The group is hoping to travel next year in Canada.

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Soper Springs Secondary Plan

Public Information Centre #3

Soper Springs SECONDARY PLAN Clarington

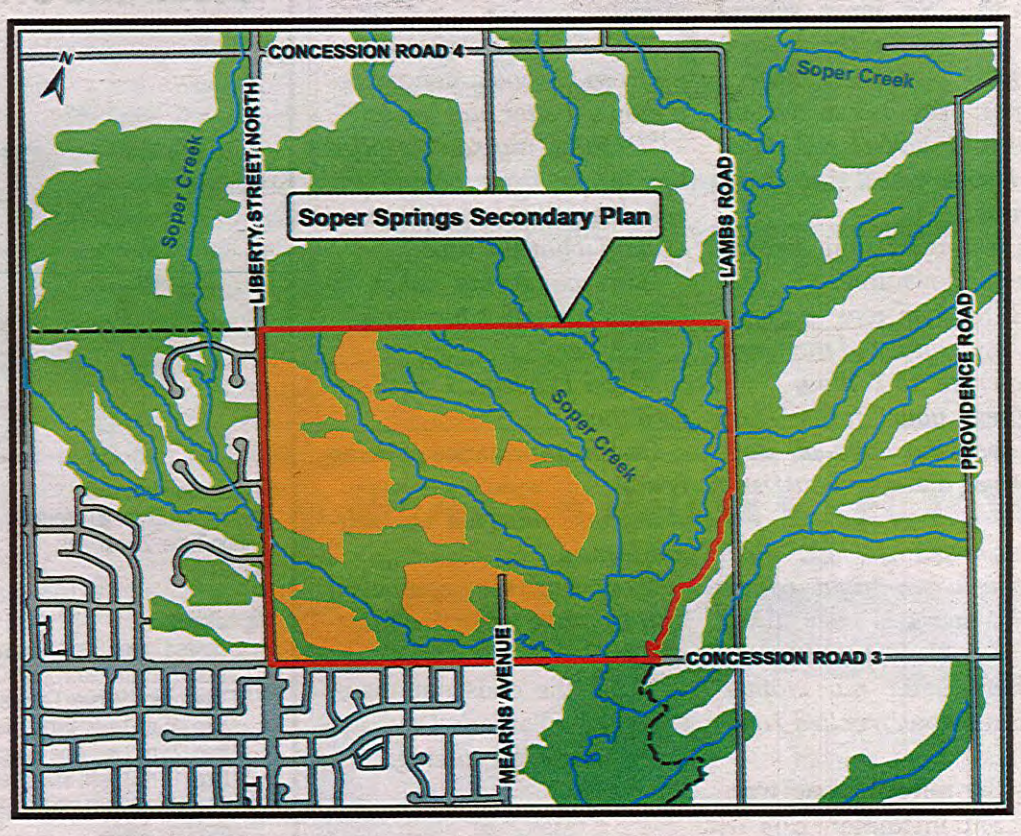
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Clarington

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Soper Springs Secondary Plan

Public Information Centre #3

Soper Springs SECONDARY PLAN Clarington

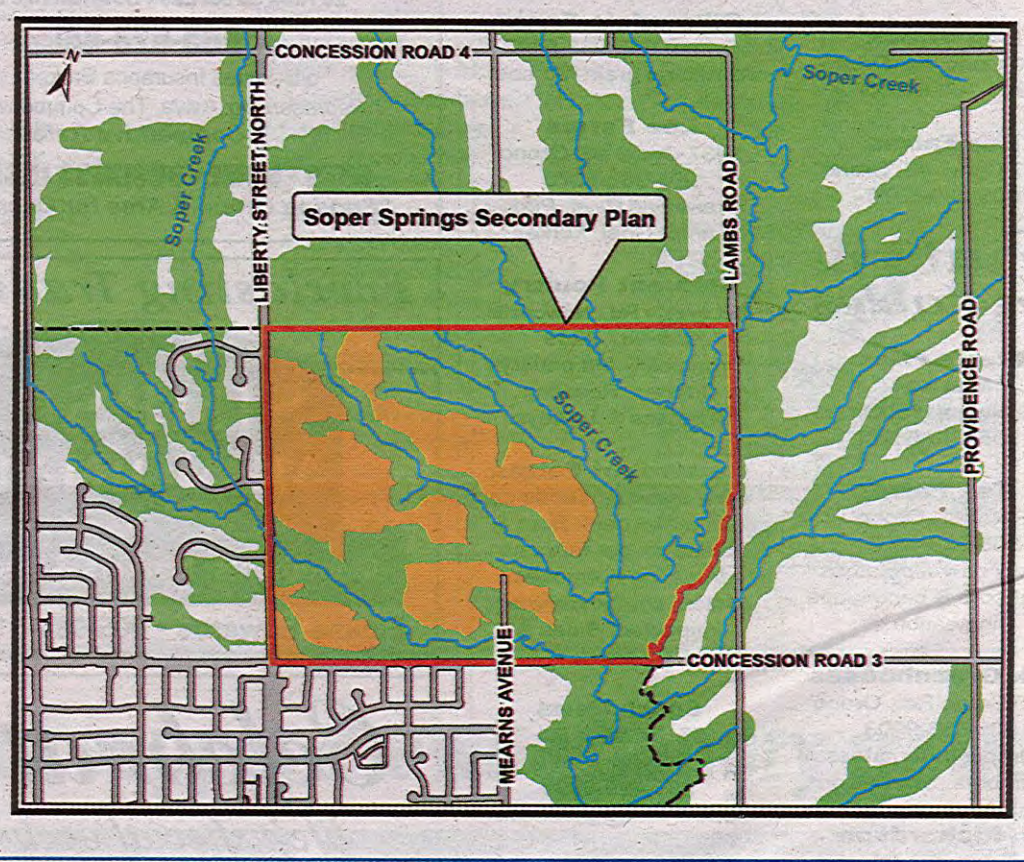
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Join us online or by phone.

Join us for Public Information Centre #3 to learn about the proposed housing types and park locations for Soper Springs, a neighbourhood located in north Bowmanville.

Register in advance for this meeting at www.clarington.net/SoperSprings.

The Soper Springs Secondary Plan provides an opportunity to create a cohesive and sustainable neighbourhood that balances where people live with the surrounding natural environment. Preserving the natural environment is a top priority for the Municipality.

For more information, contact Emily Schaefer or Lisa Backus at 905-623-3379 or **soperspringsclarington.net**.



Notice of EA Study Commencement

The Municipality of Clarington is undertaking this Secondary Plan, including an Environmental Assessment (EA) for new road infrastructure subject to Schedule 'C' of the Municipal Class EA process. The study proceeds using the integrated approach to Environmental Assessment, which is an approved process under the Environmental Assessment Act that ensures requirements under both the Environmental Assessment Act and the Planning Act are met.

Under the Municipal Freedom of Information and Protection of Privacy Act, any personal information, such as name, address, telephone number, and property location included in a submission, may become part of the public record for this matter. Therefore, if requested, it will be released to any person unless otherwise stated in the submission.

To obtain this information in an alternate format, call 905-623-3379 ext. 2131, TTY: 1-844-790-1599.

Clarington

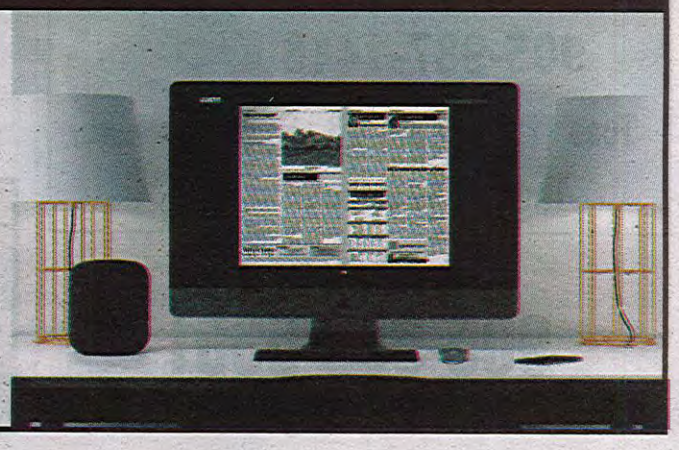
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Soper Springs Secondary Plan

Public Information Centre #3

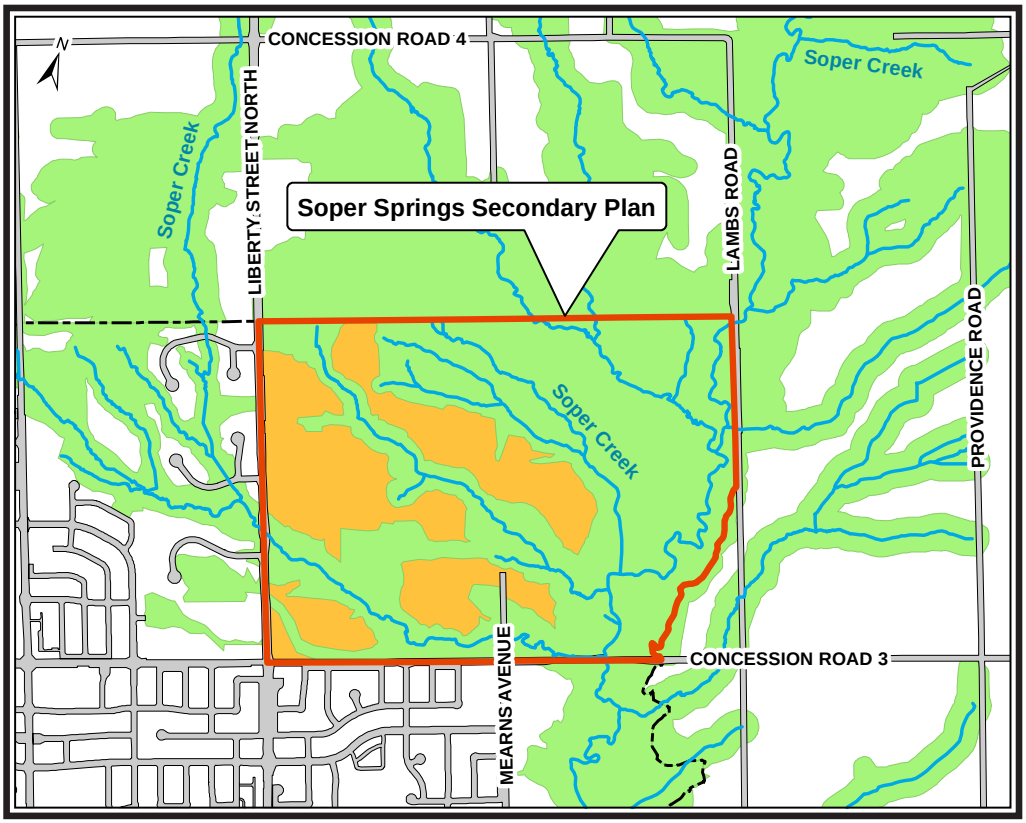
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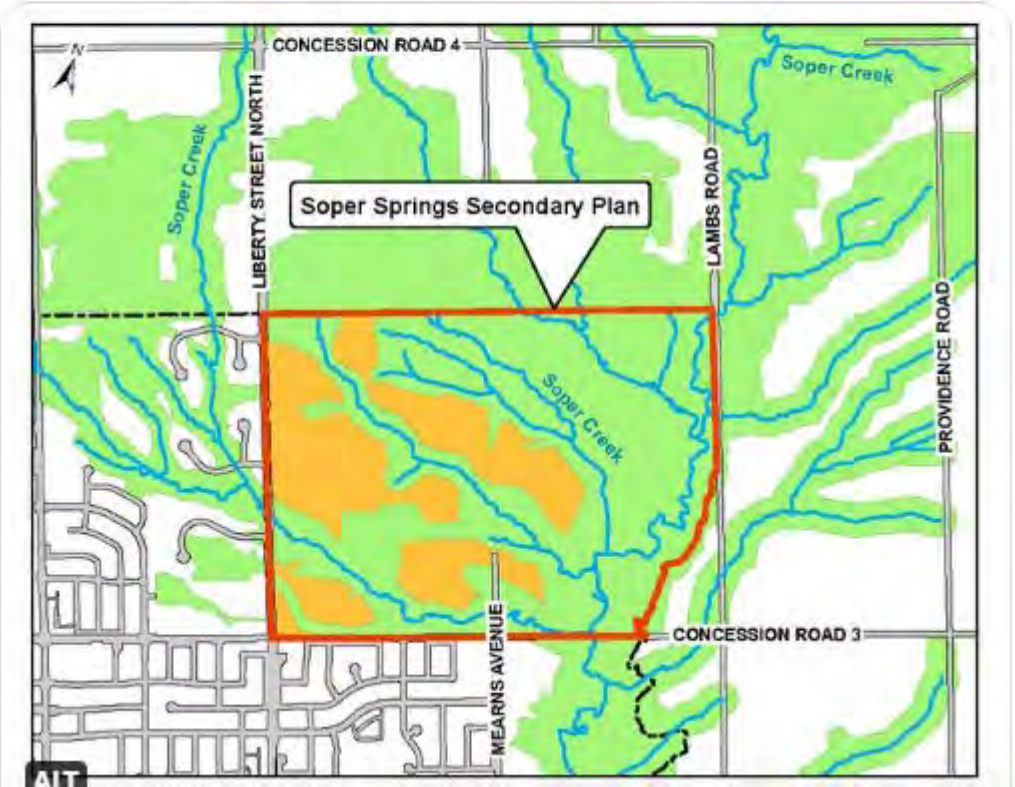
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Clarington

Clarington @ClaringtonON · Jun 8

Join us virtually for the Soper Springs Secondary Plan Public Information Centre #3 on June 29 at 6:30 p.m. Learn about the vision and land use options for the area in North Bowmanville. Register and share your feedback. bit.ly/3tri4l2





Municipality of Clarington | Soper Springs Secondary Plan

Phase 2 Summary Report
Appendix B

Clarington

Draft

December 2022

SGL Planning & Design Inc.

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



Lisa Backus
Manager, Community Planning & Economic Development (Acting)
lbackus@clarington.net



Emily Schaefer
Planner II, Community Planning & Design
ESchaefer@clarington.net



Karen Richardson
Manager, Development Engineering
krichardson@clarington.net

Consultant Team



Catherine Jay
Project Manager | SGL

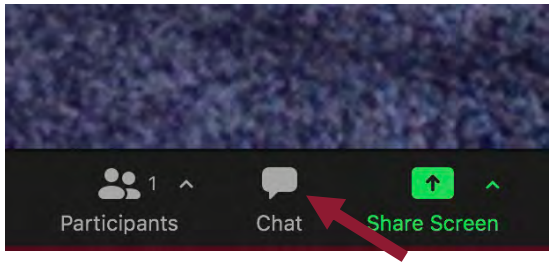


Shikha Jagwani
Urban Designer | SGL



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.



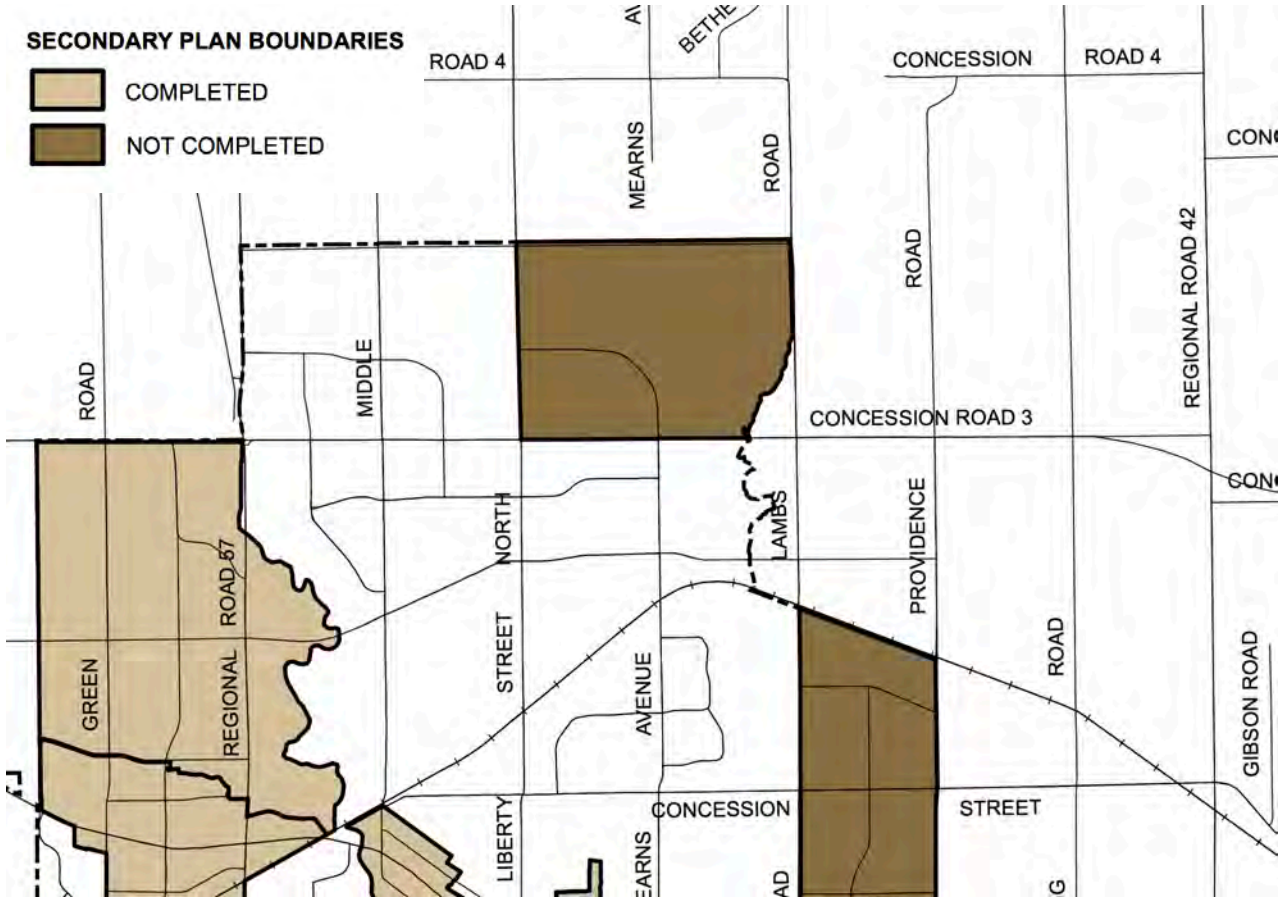
Presentation
Outline

Soper Springs SECONDARY PLAN CLARINGTON

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

TMIG SGL

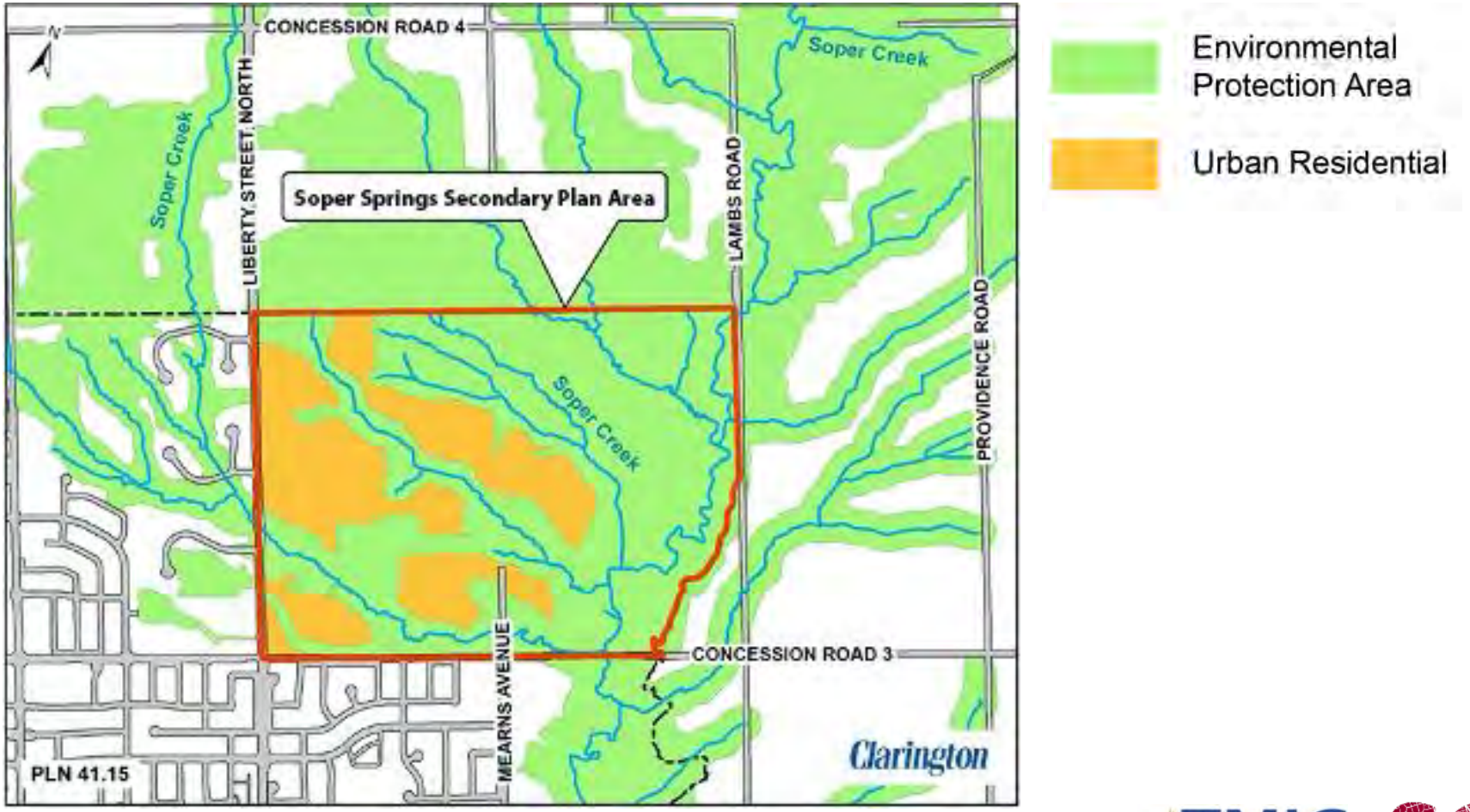
Secondary Plan
Context in Clarington



Source: Municipality of Clarington

Soper Springs Secondary Plan Area

Study Area



Source: Municipality of Clarington

Share your Ideas:
How to Participate

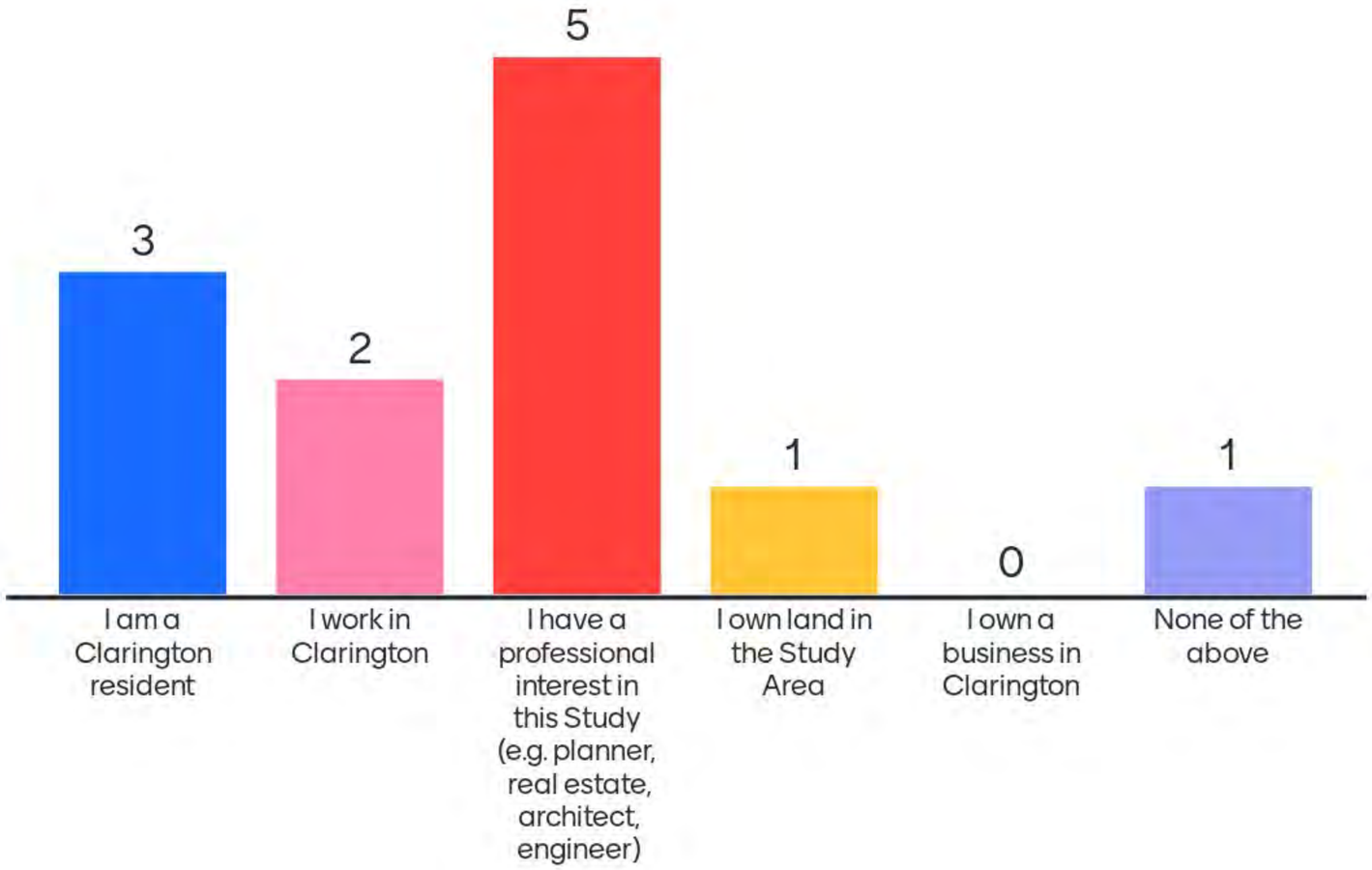
- **Interactive Presentation**
  - During this live presentation, visit www.menti.com
  - Enter in code: **4254 2433**
  - Provide your feedback in real time!

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:



Mentimeter

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?

Mentimeter



6

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

We Are Here

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

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Soper Springs SECONDARY PLAN CLARINGTON

Phase 1

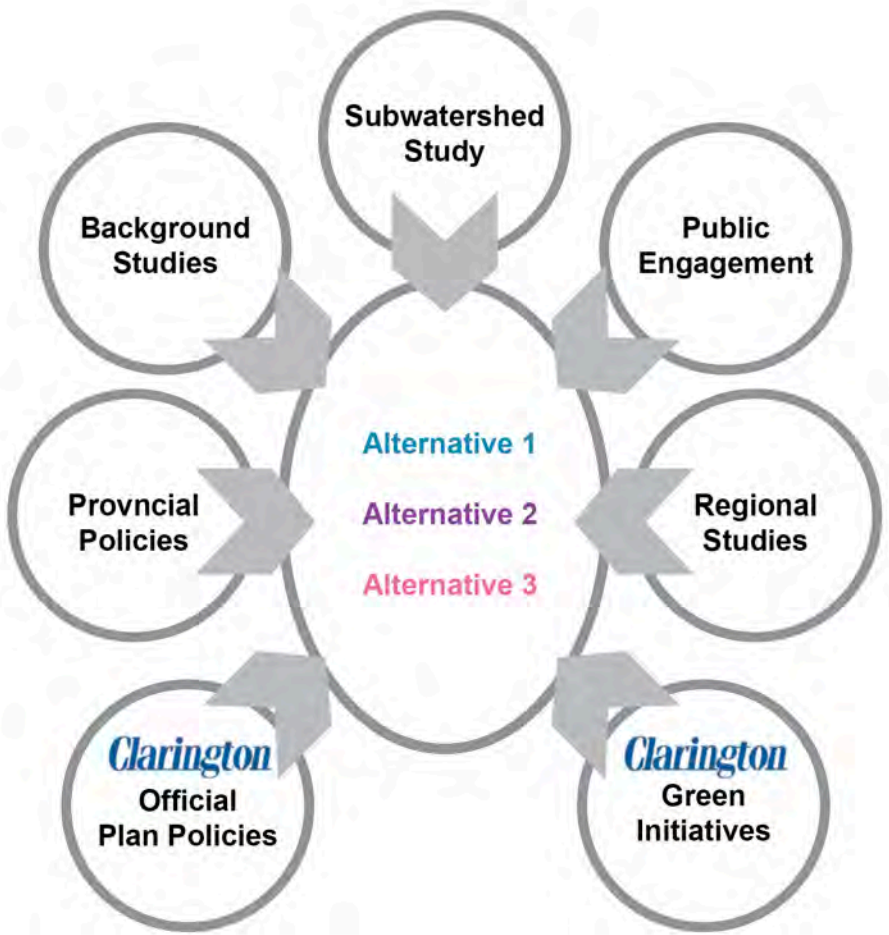
What we heard

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



- 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?



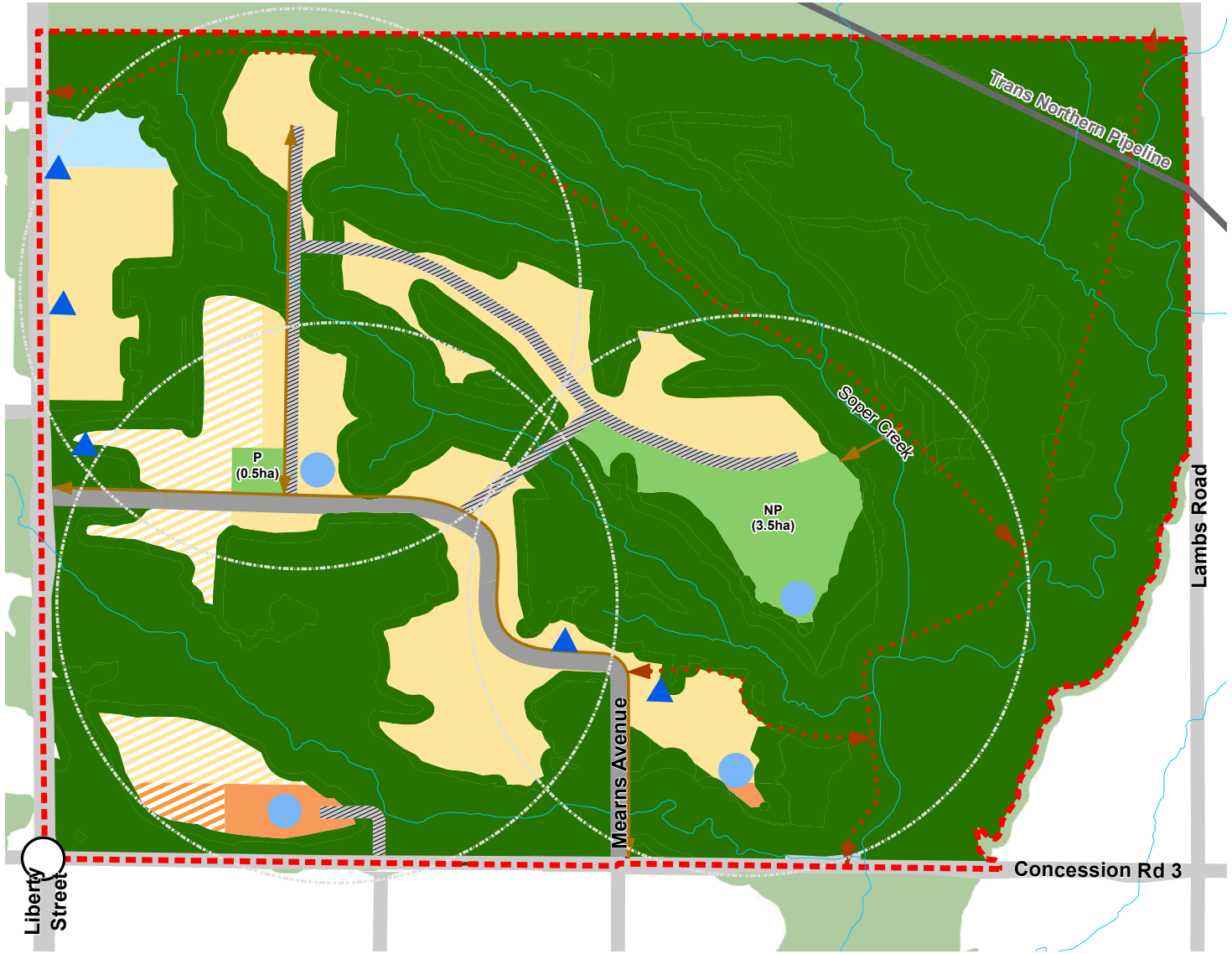
Land Use Alternatives
Common Elements

- 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



TMIG SGL

Soper Springs SECONDARY PLAN CLARINGTON



Alternative 1

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

Legend

- Medium Density Local Corridor-Mid Rise (5-6 Storeys)
- Medium Density Local Corridor-Low Rise (2-4 Storeys)
- Town Houses
- Low Density
- Utility
- NP Neighborhood Park
- P Parkette
- Stormwater Ponds
- EP
- Collector Roads
- Local Road
- Roundabout
- Municipal Off-Road Trail
- Multi-Use Path
- 5 Minute Walking Distance
- Potential Cultural Heritage Resources

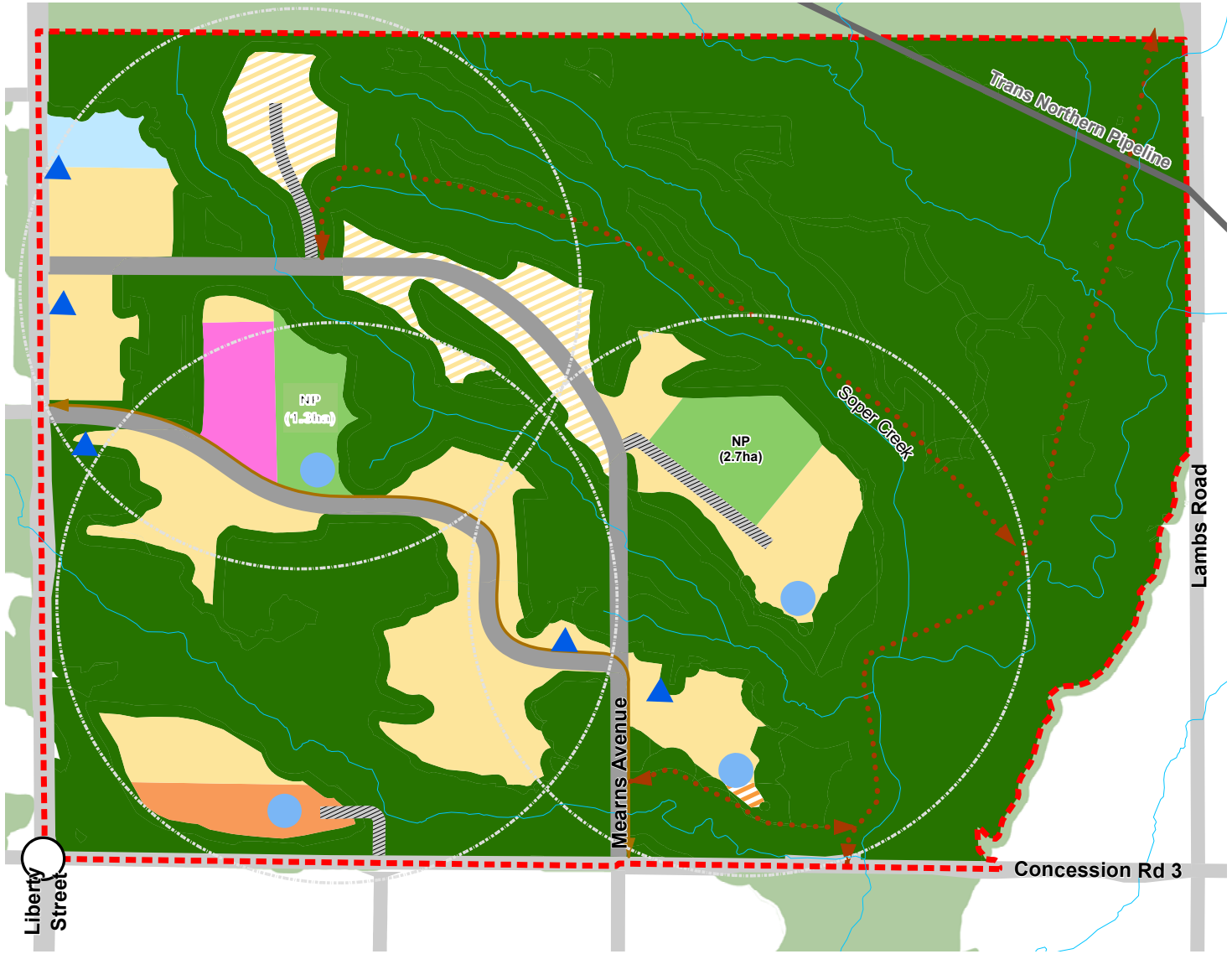


Legend

- Medium Density Local Corridor-Mid Rise (5-6 Storeys)
- Town Houses
- Low Density
- Neighborhood Centre
- Utility
- Parkette
- Stormwater Ponds
- EP
- Collector Roads
- Local Road
- Roundabout
- Municipal Off-Road Trail
- Multi-Use Path
- 5 Minute Walking Distance
- Potential Cultural Heritage Resources

Alternative 2

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

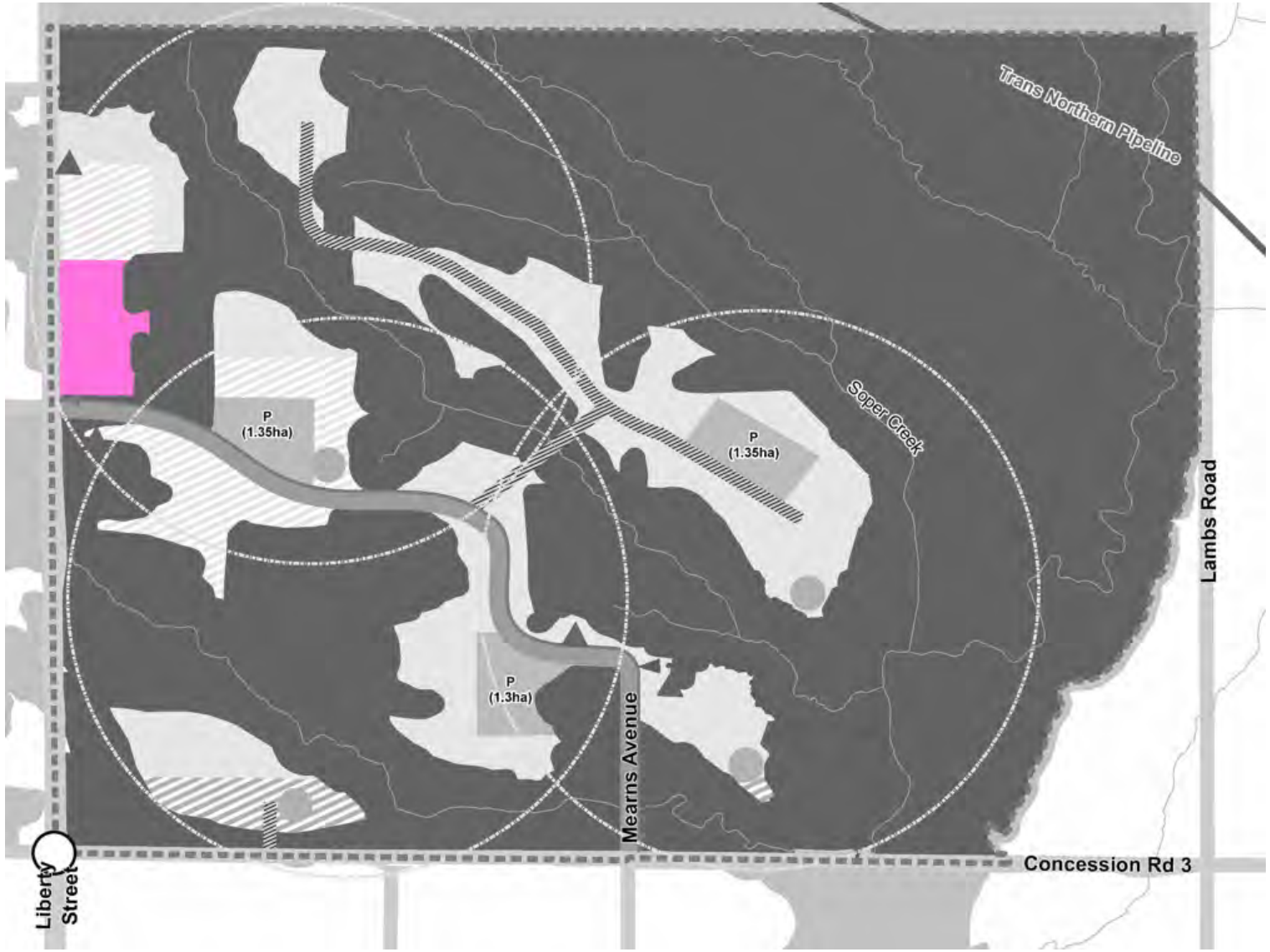


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- Neighborhood Park
- Stormwater Ponds
- EP
- Collector Roads
- Local Road
- Roundabout
- Municipal Off-Road Trail
- Multi-Use Path
- 5 Minute Walking Distance
- Potential Cultural Heritage Resources

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

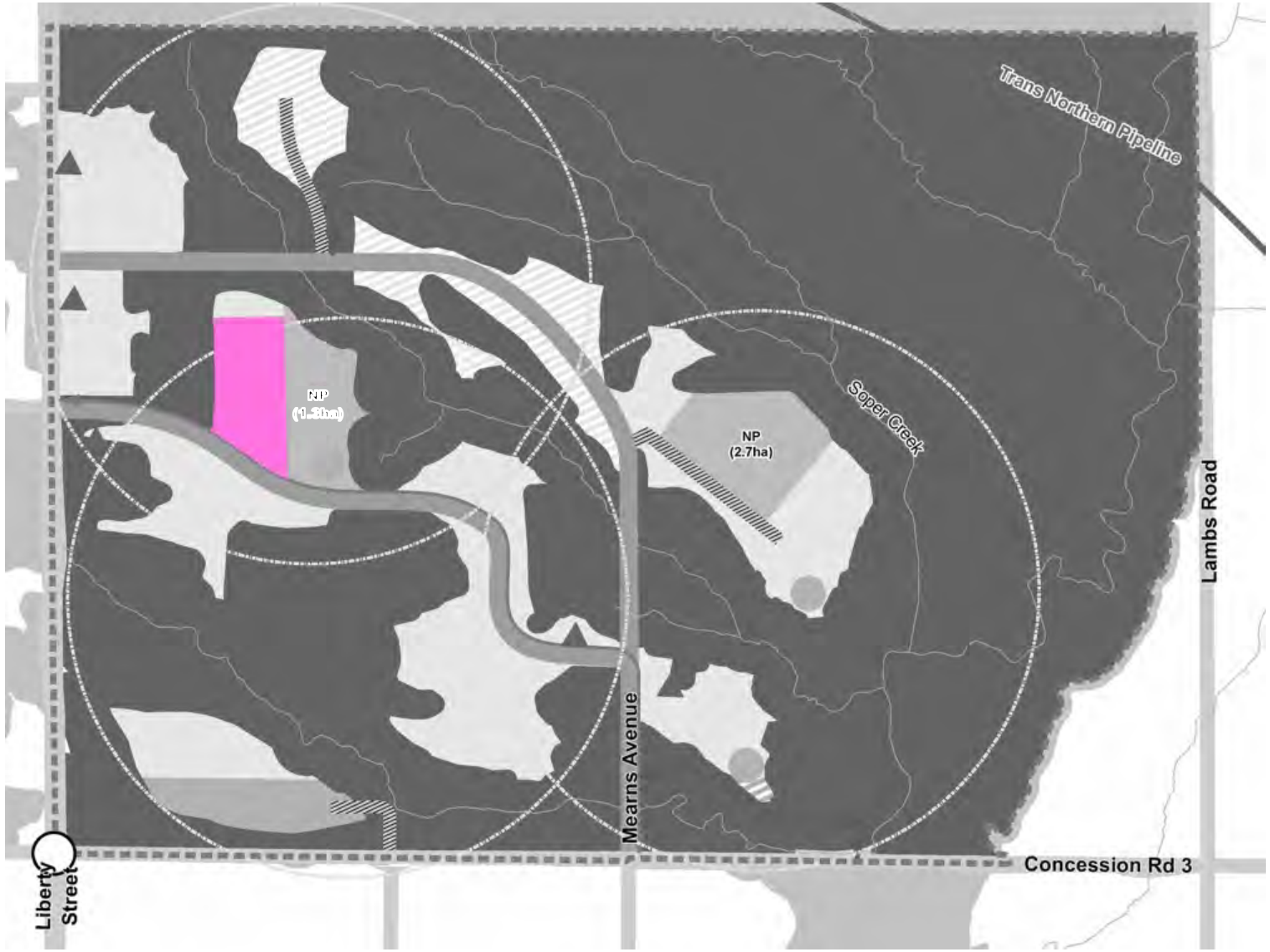


Source: Cranshaw Construction



Source: Soil and Structure Consulting Inc.

Alternative 2



Neighbourhood Centre

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



Source: Cranshaw Construction

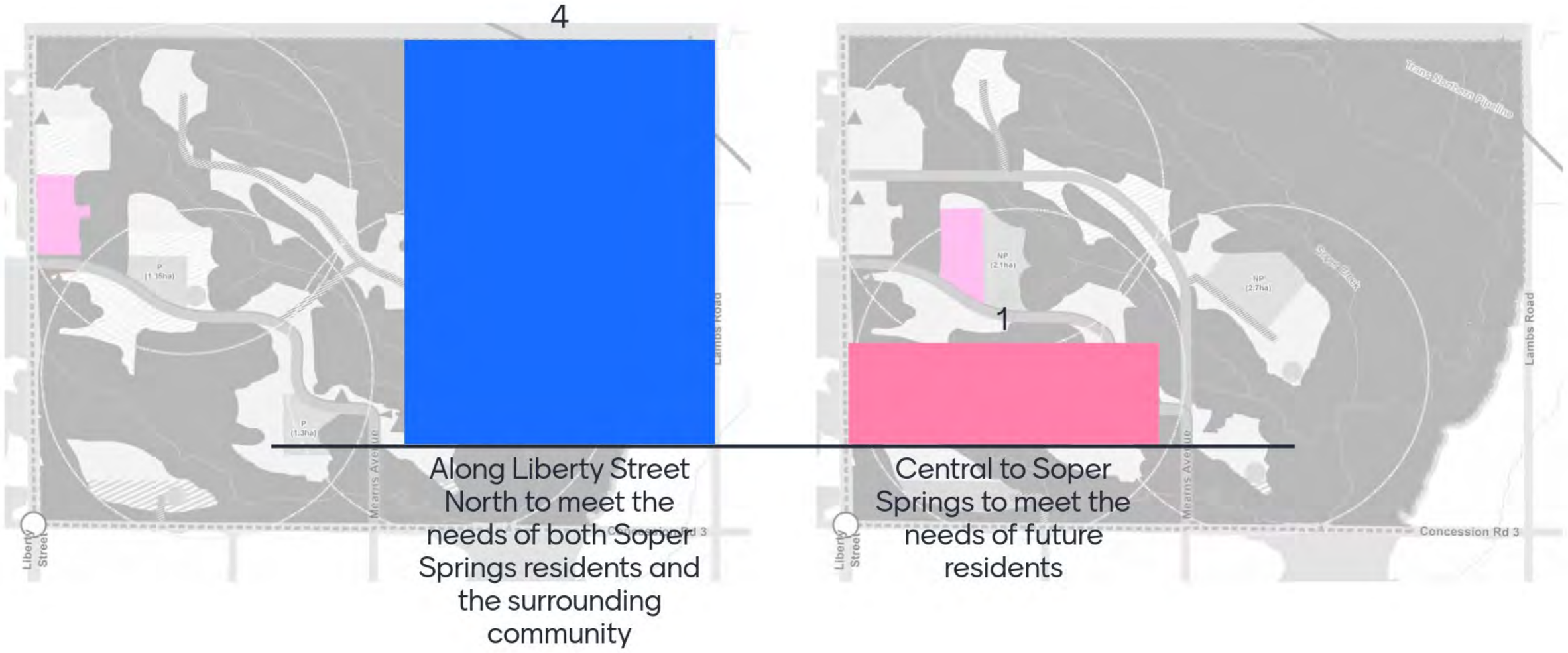


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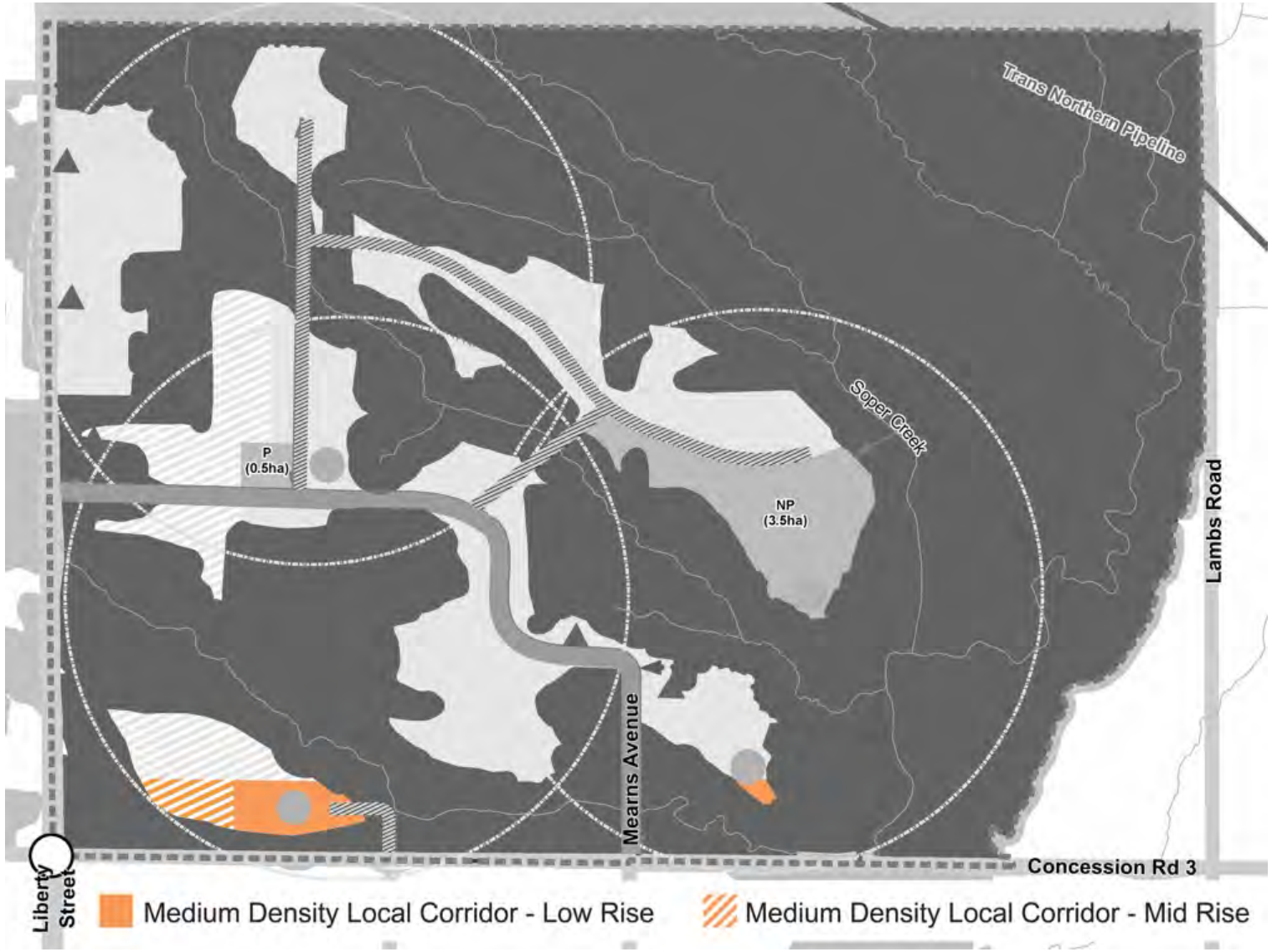
Alternative 3

Which location is more appropriate?

Mentimeter



5



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



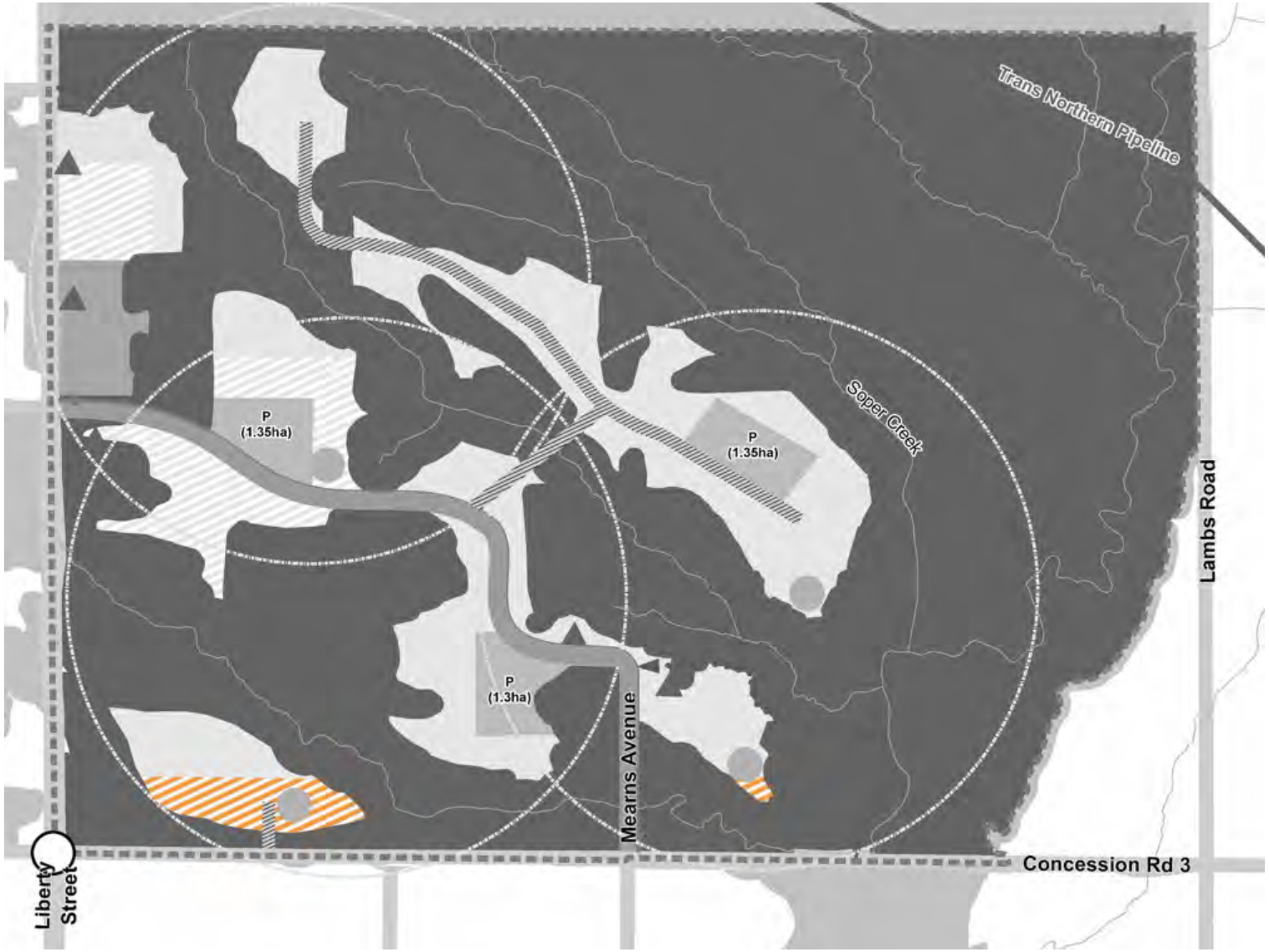
Source: Fifth Avenue

Medium Density Local Corridor - Mid Rise



Source: Norstar Group

Alternative 1



Local Corridor

- Medium Density Low Rise
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  - Assumed density of 50 uph
- Medium Density Mid Rise
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Medium Density Local Corridor - Low Rise



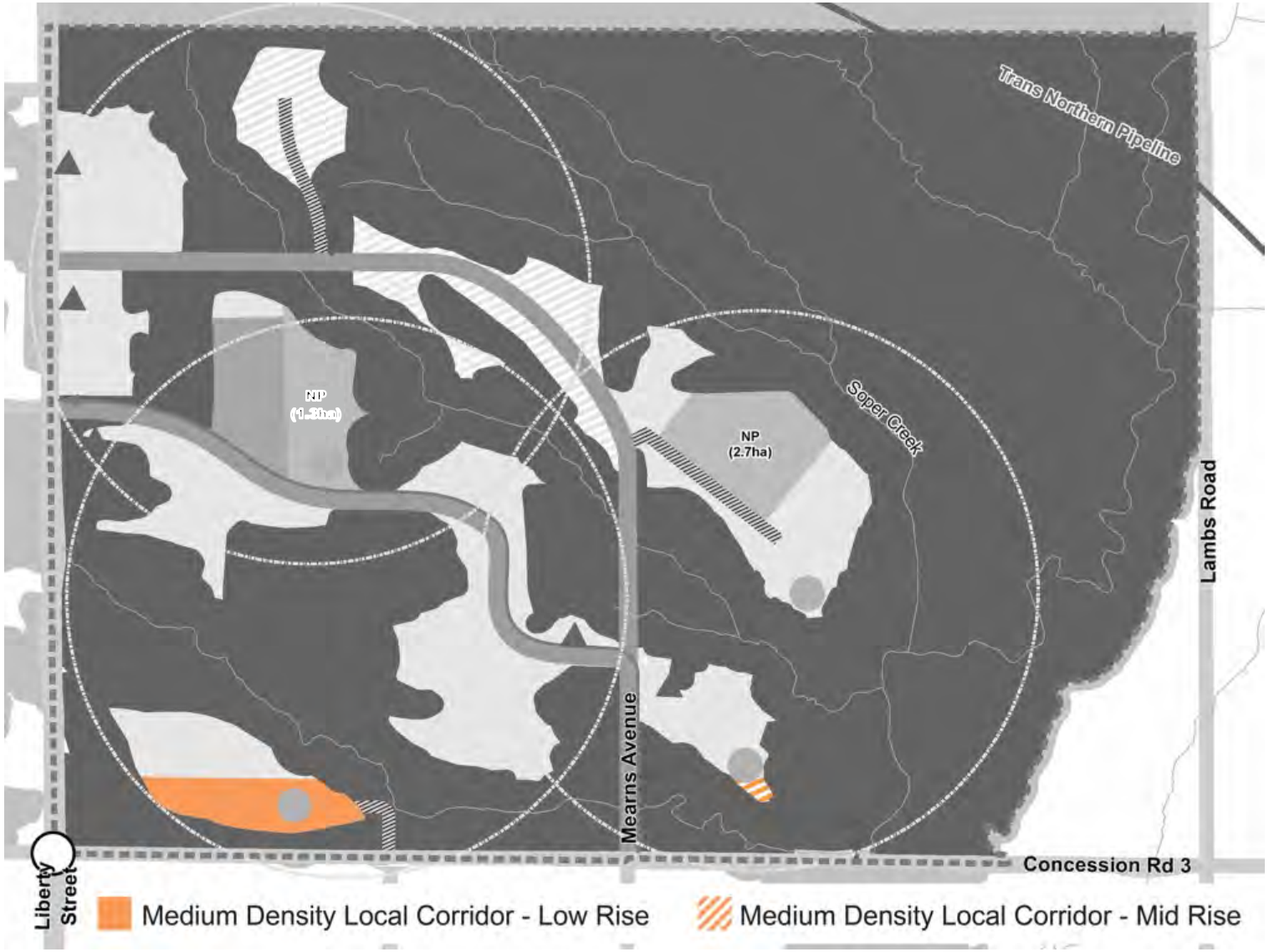
Source: Fifth Avenue

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
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Medium Density Local Corridor - Low Rise



Source: Fifth Avenue

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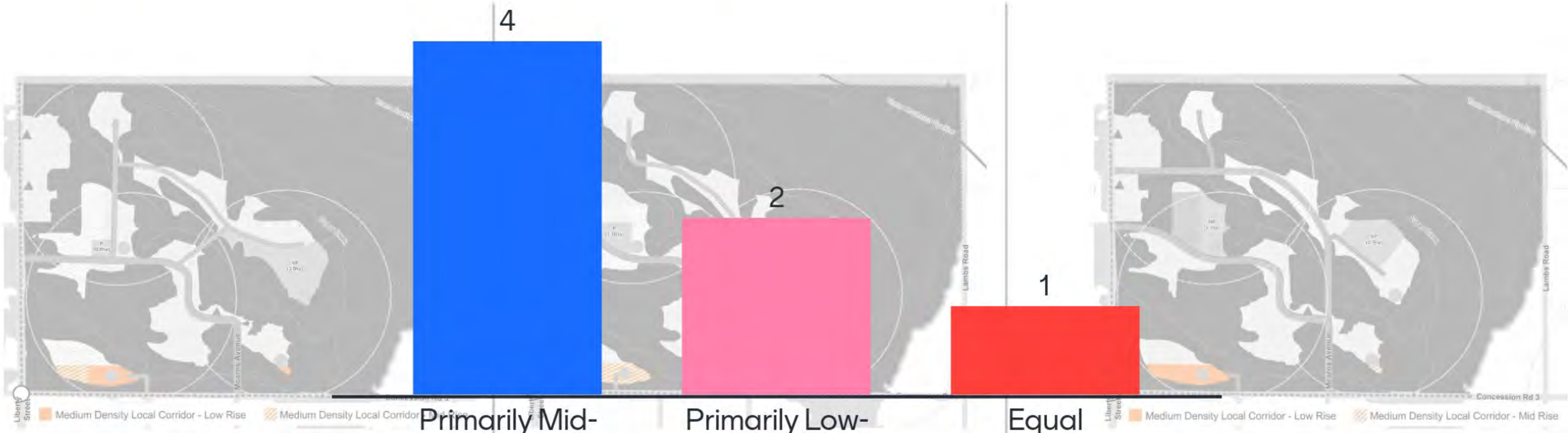


Source: Norstar Group

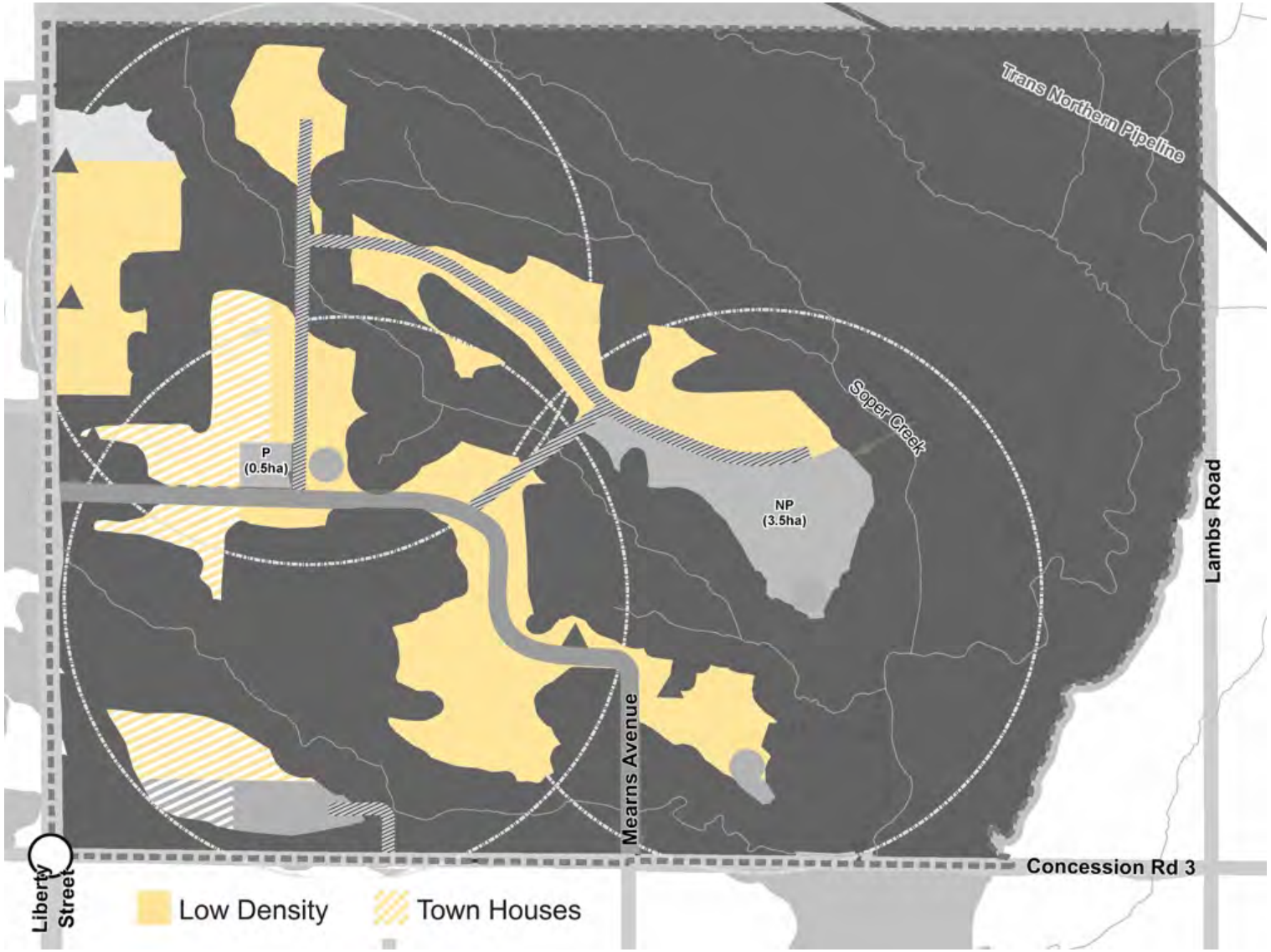
Alternative 3

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

Mentimeter



7



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

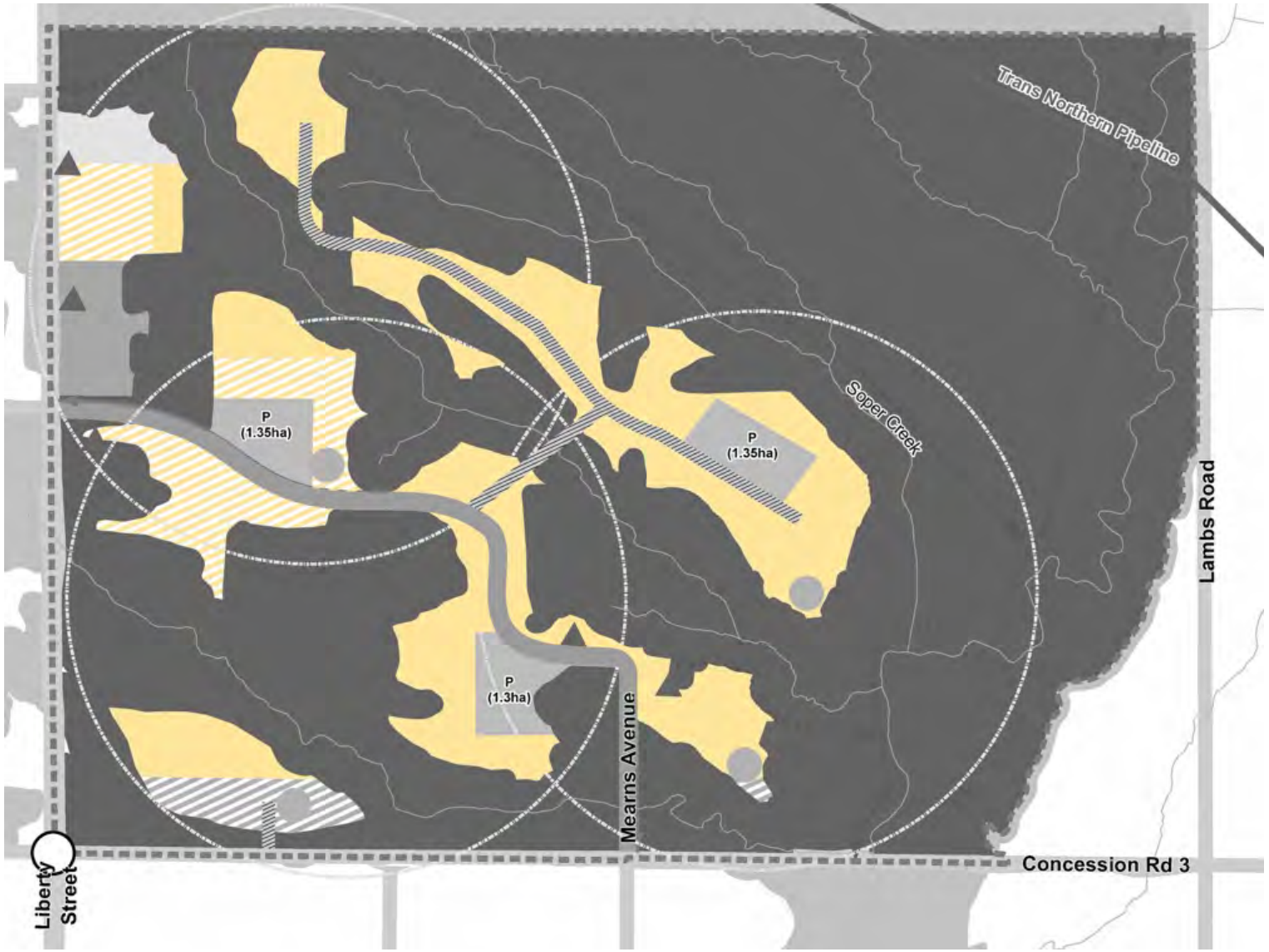
Net Zero Low Density - Townhouses



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

Sustainable Low Density Dwellings



Source: CHBA



Source: Zolo

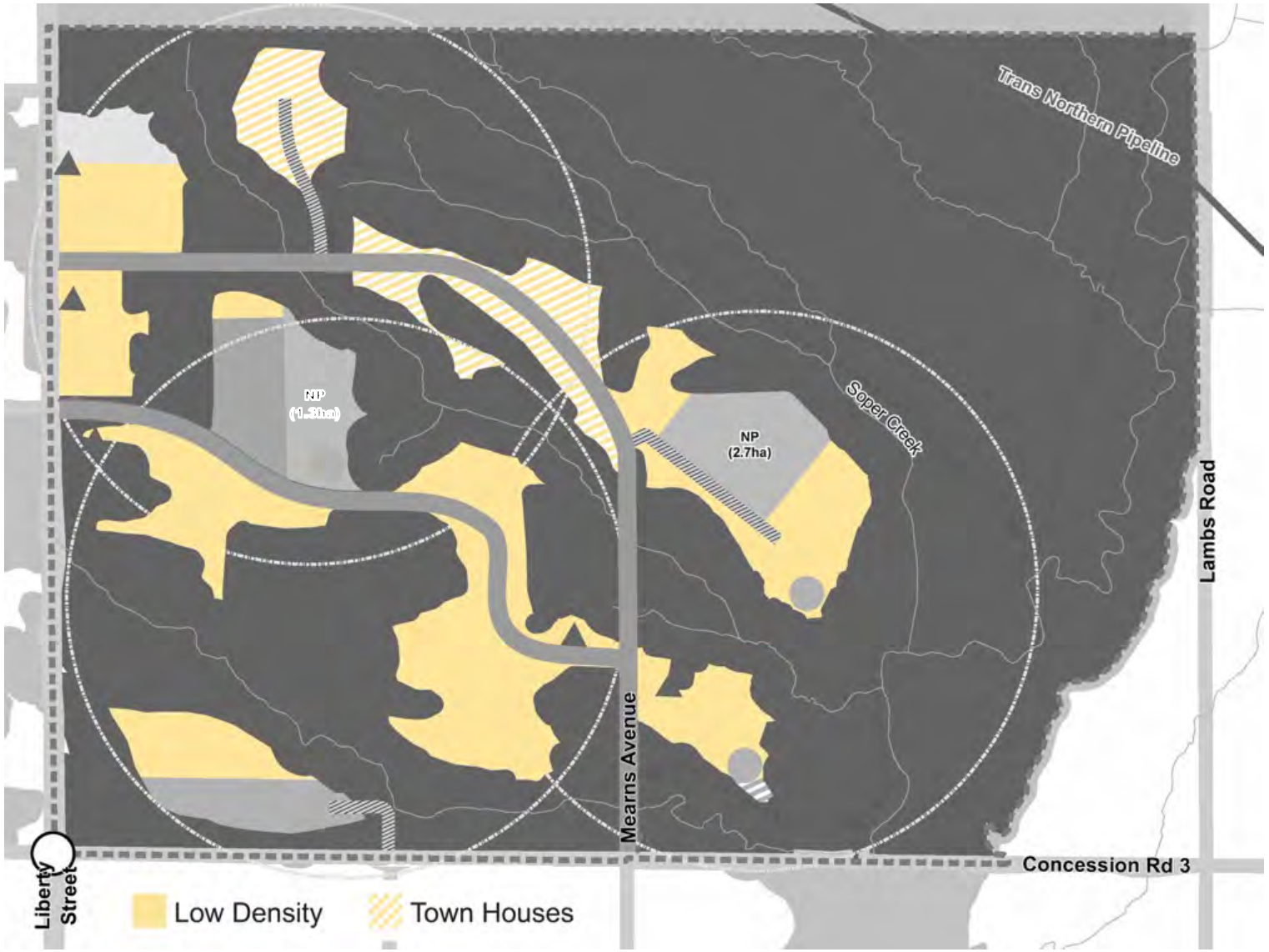
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Low Density
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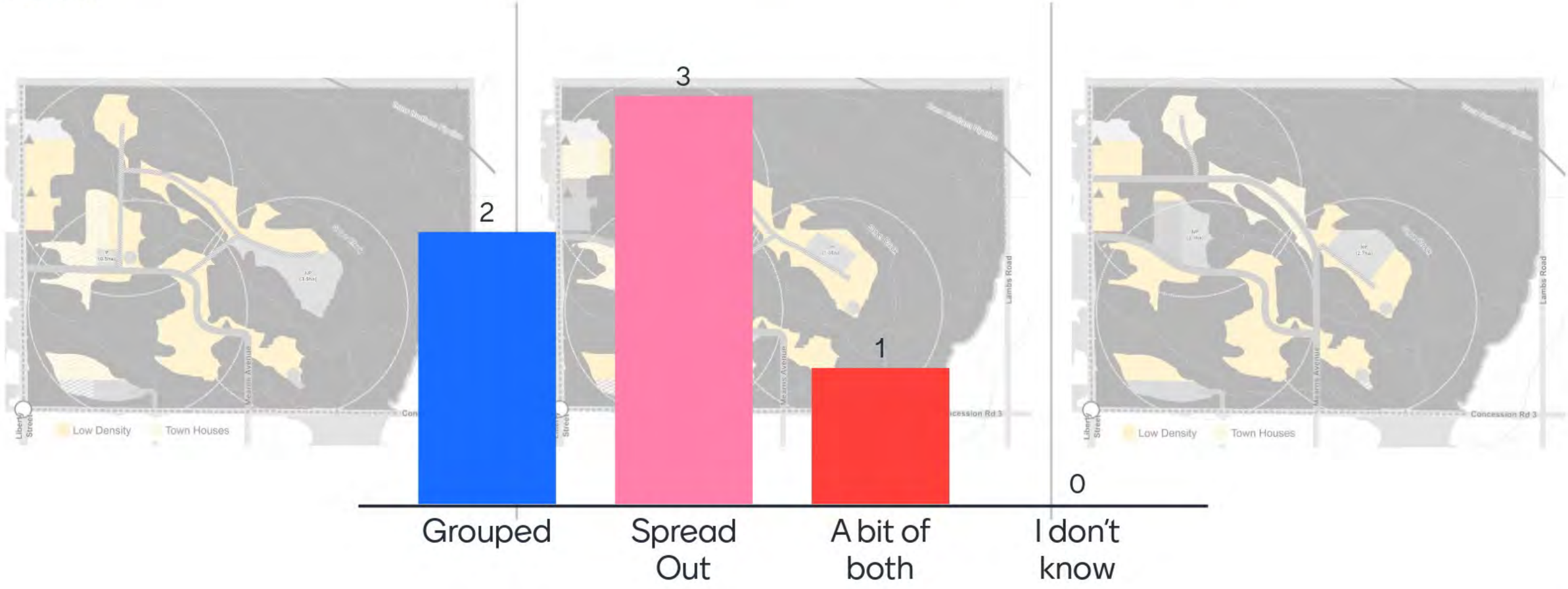
Source: CHBA



Source: Green Energy Futures

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

Mentimeter



6



Parks

- Approximately 4 hectares required for Soper Springs

Basketball Court



Playground



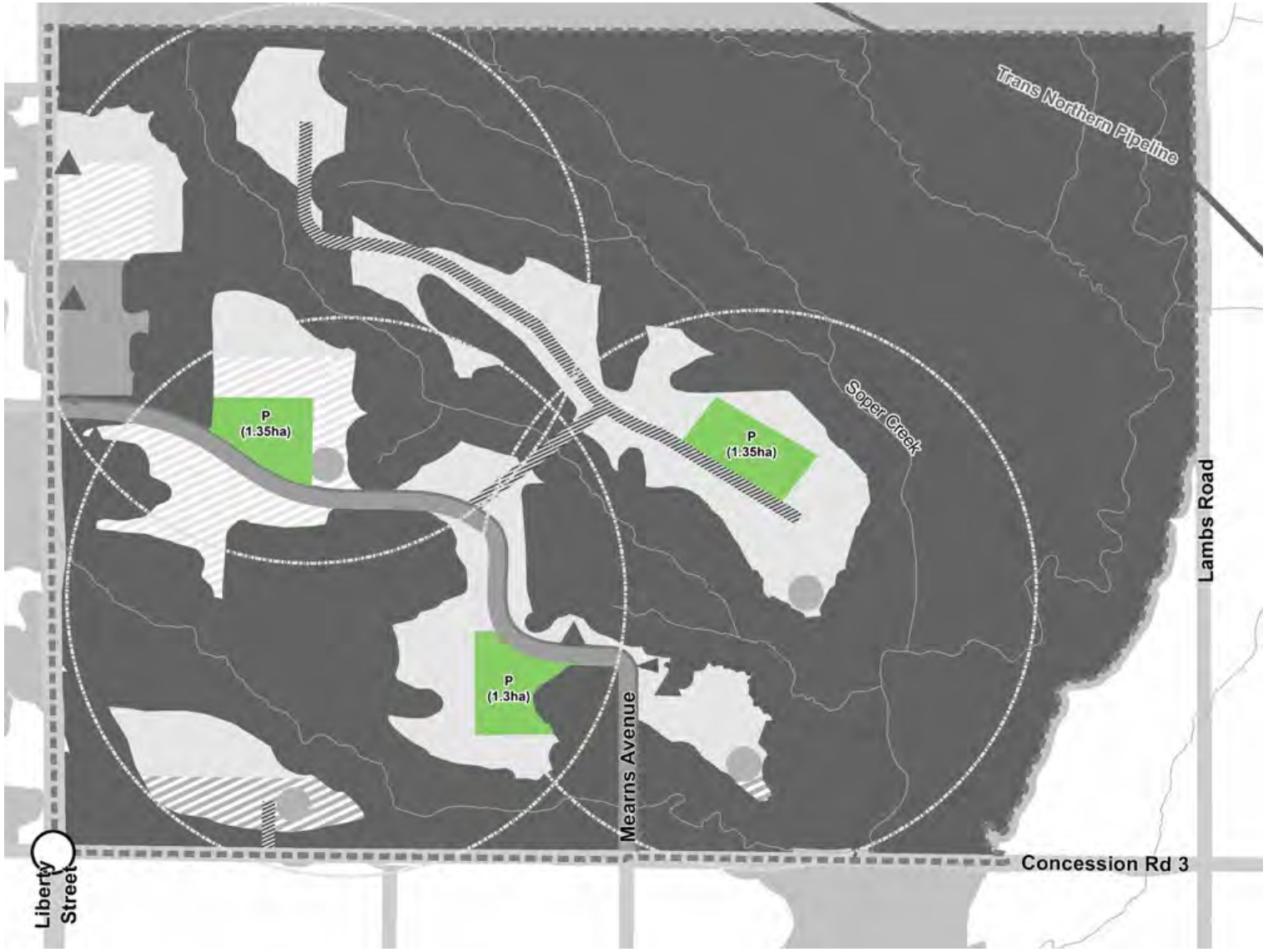
Dog Park





Community Garden

Alternative 1



Parks

- Approximately 4 hectares required for Soper Springs

Basketball Court



Playground



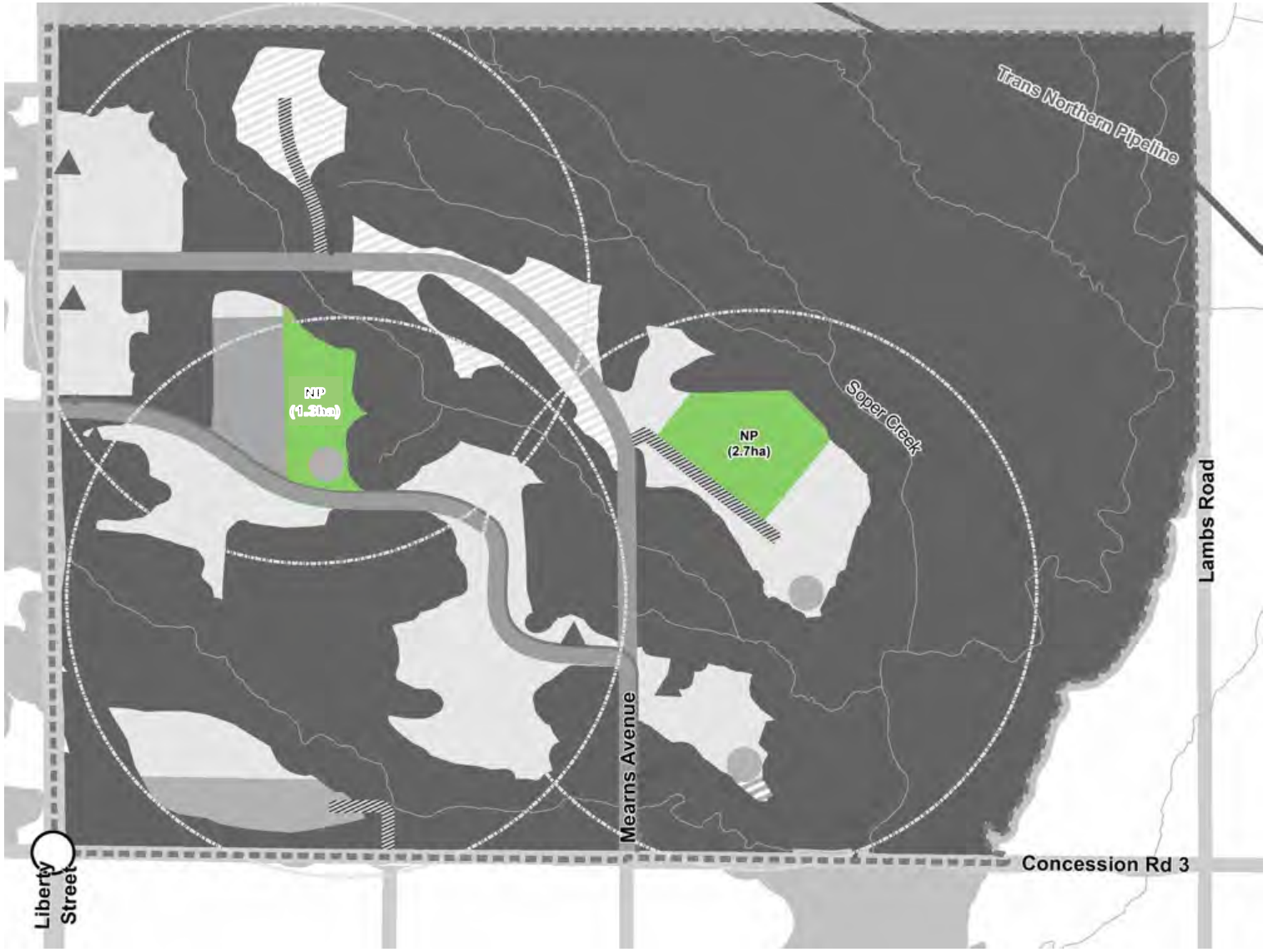
Dog Park





Community Garden

Alternative 2



Parks

- Approximately 4 hectares required for Soper Springs

Basketball Court



Playground



Dog Park



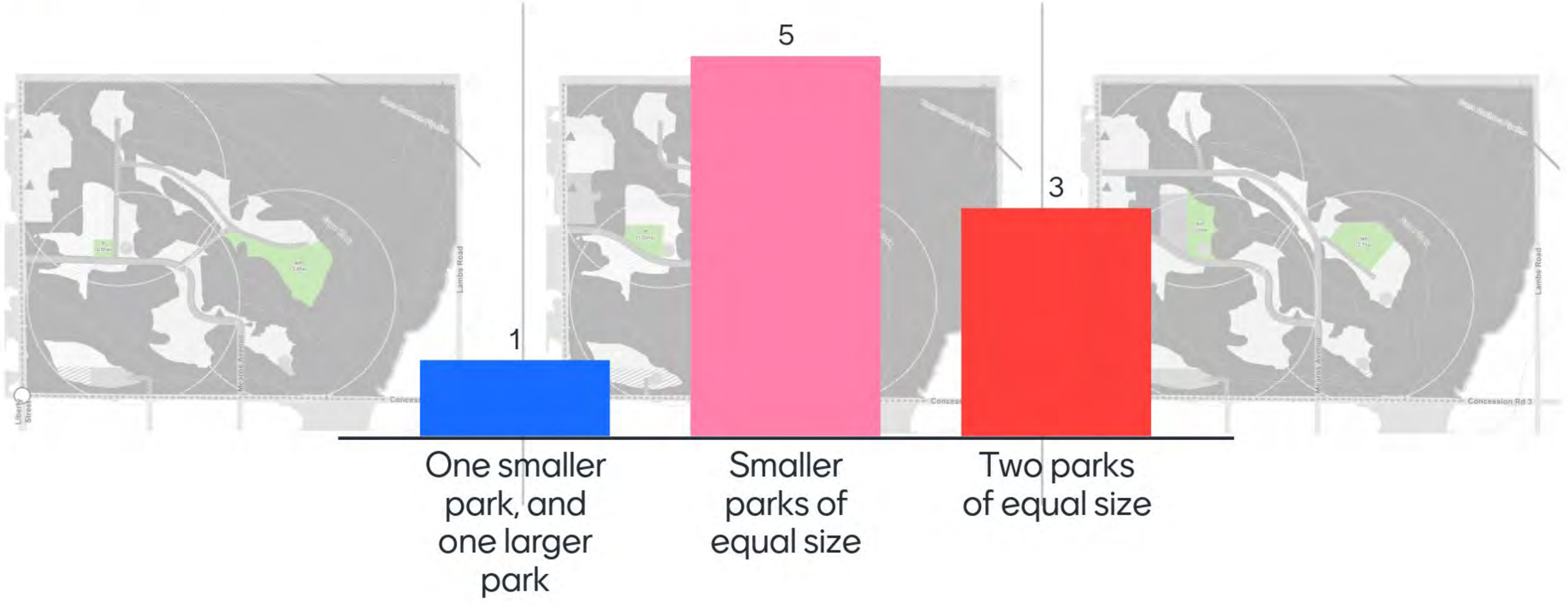


Community Garden

Alternative 3

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

Mentimeter



9



Alternative 1

Active Transportation

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


Source: Municipality of Clarington


Source: Alltrails



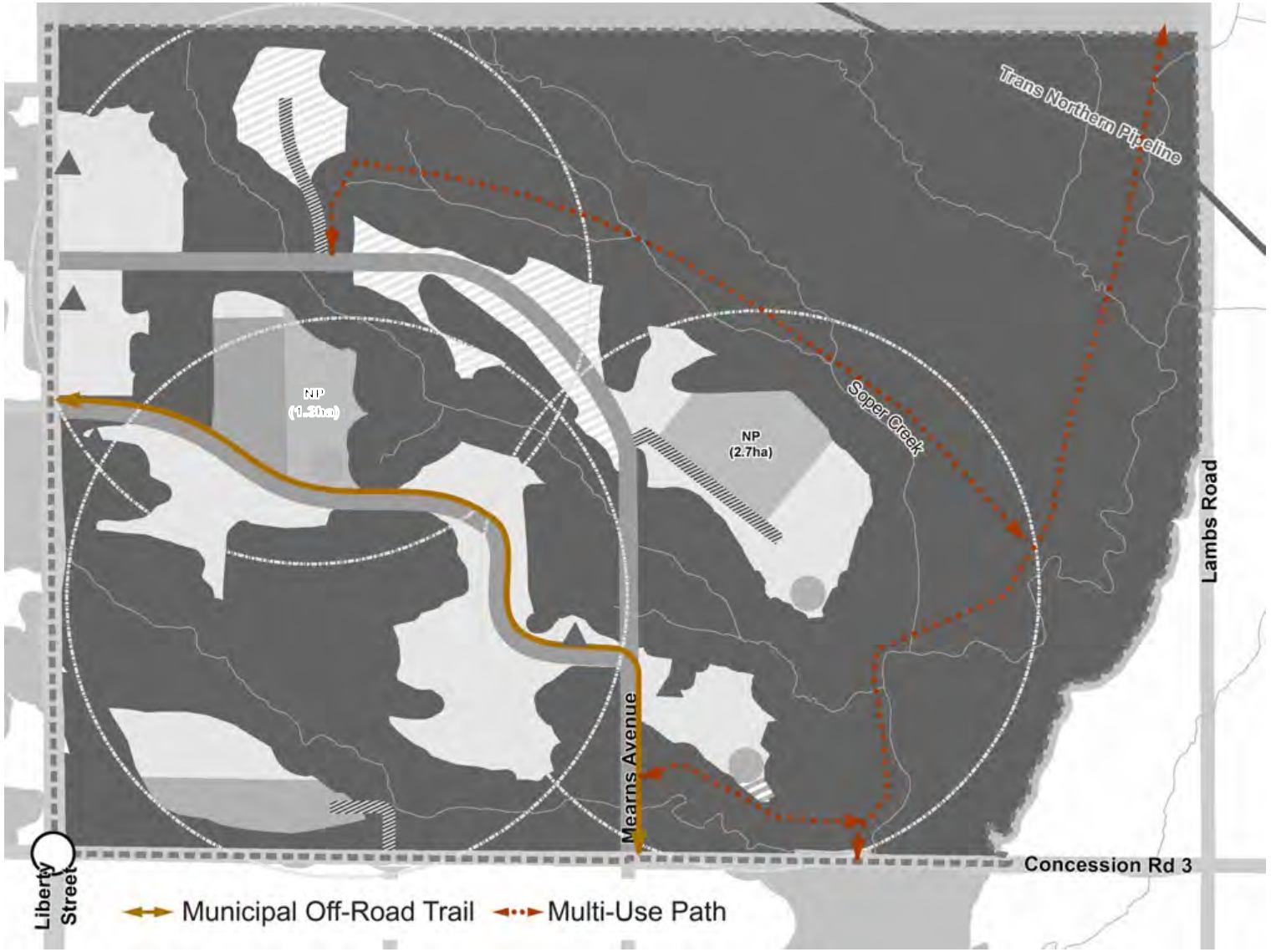
Alternative 2

Active Transportation

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







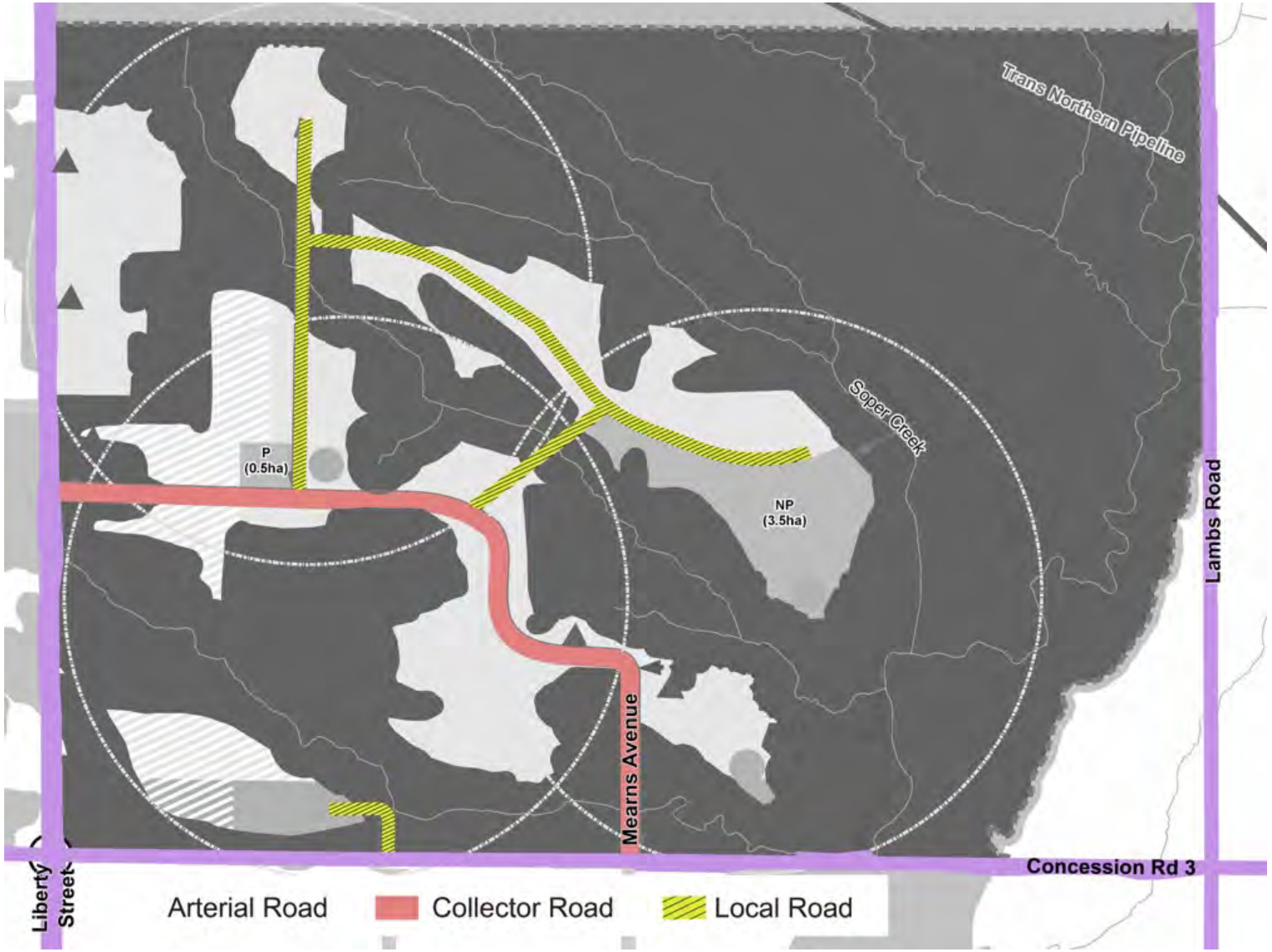
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Active Transportation

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Source: Municipality of Clarington

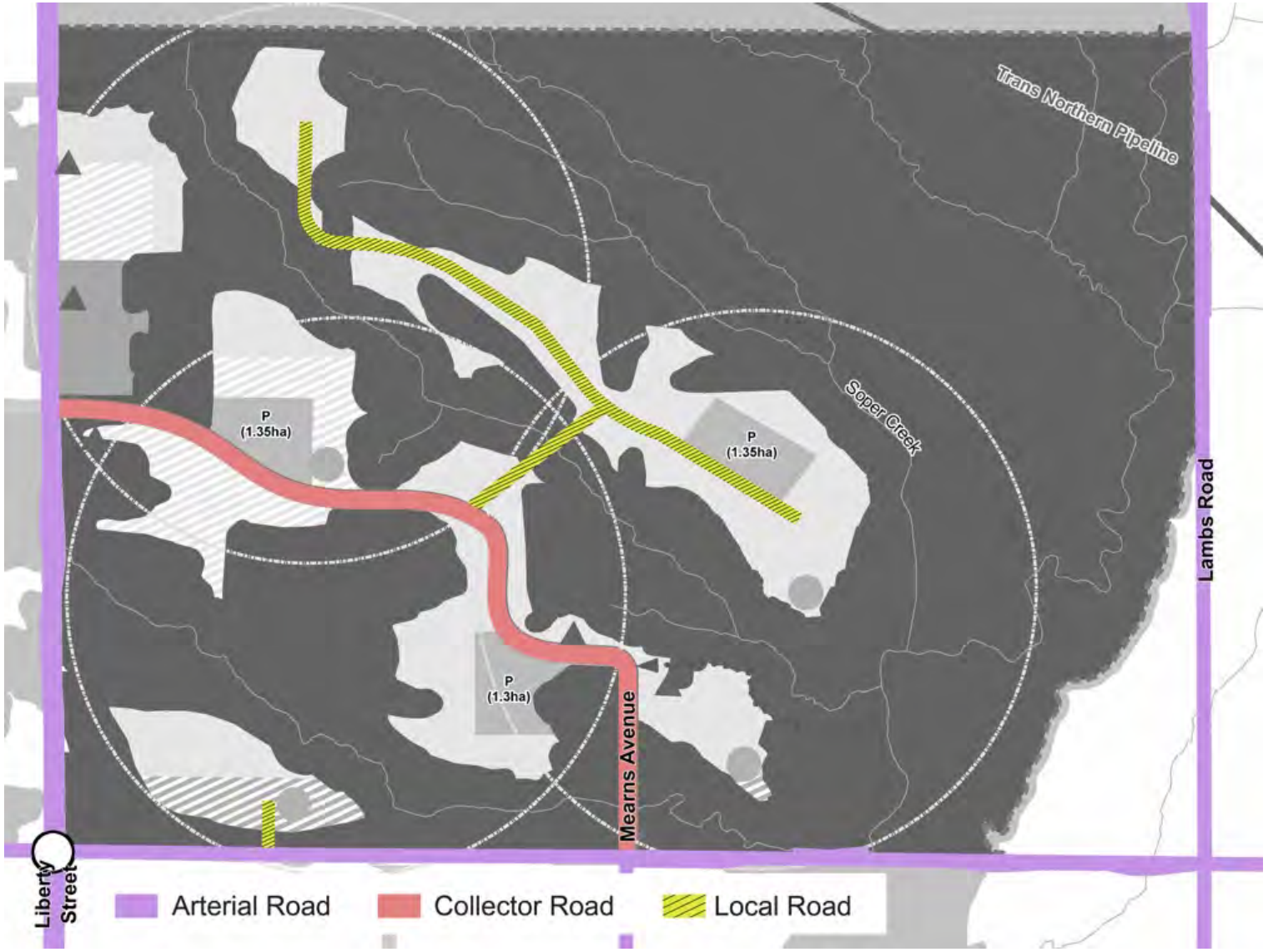

Source: Alltrails



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

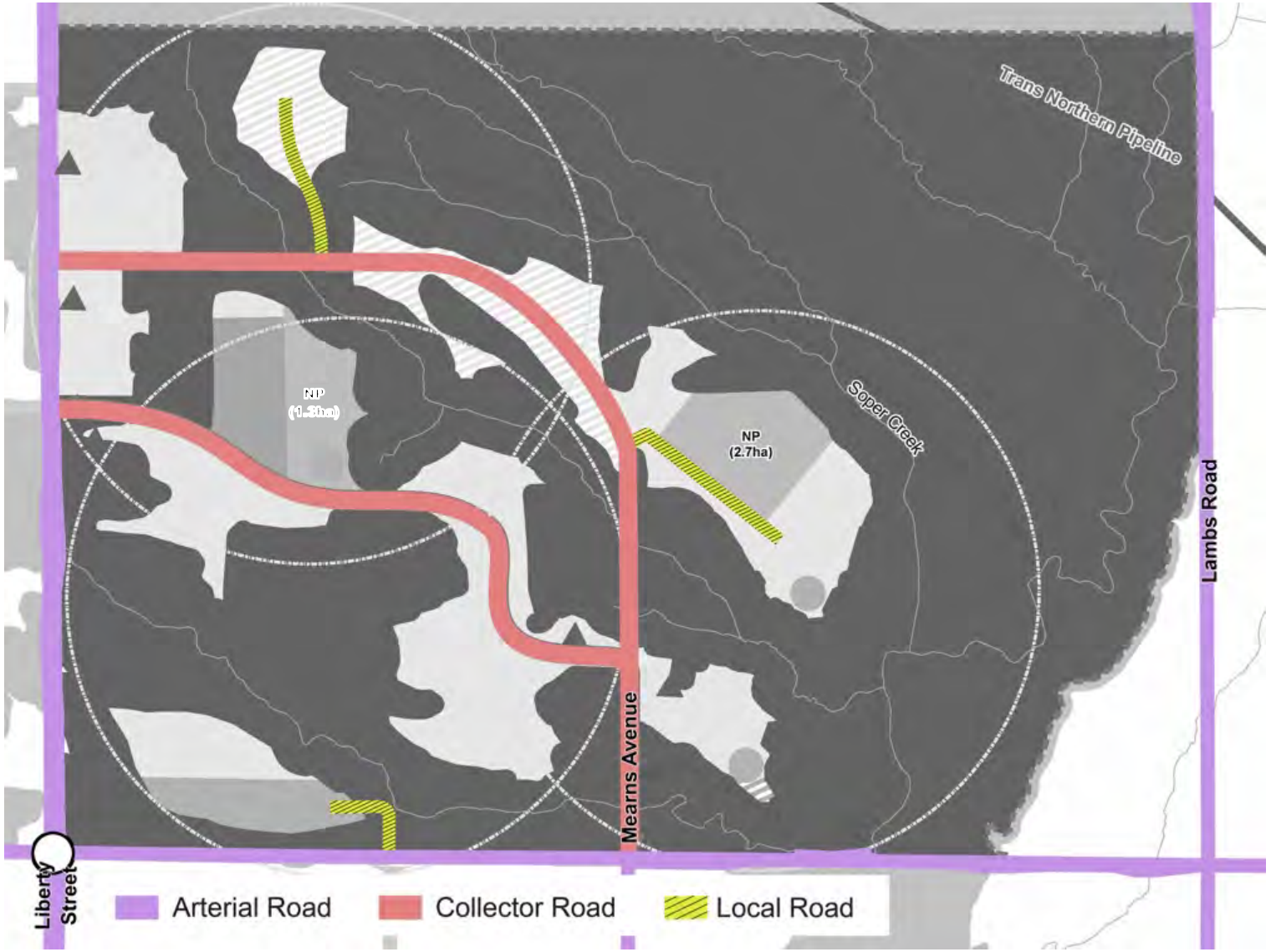
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Alternative 2



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.

TMIG SGL Soper Springs SECONDARY PLAN CLARINGTON

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

TMIG SGL Soper Springs SECONDARY PLAN CLARINGTON

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.

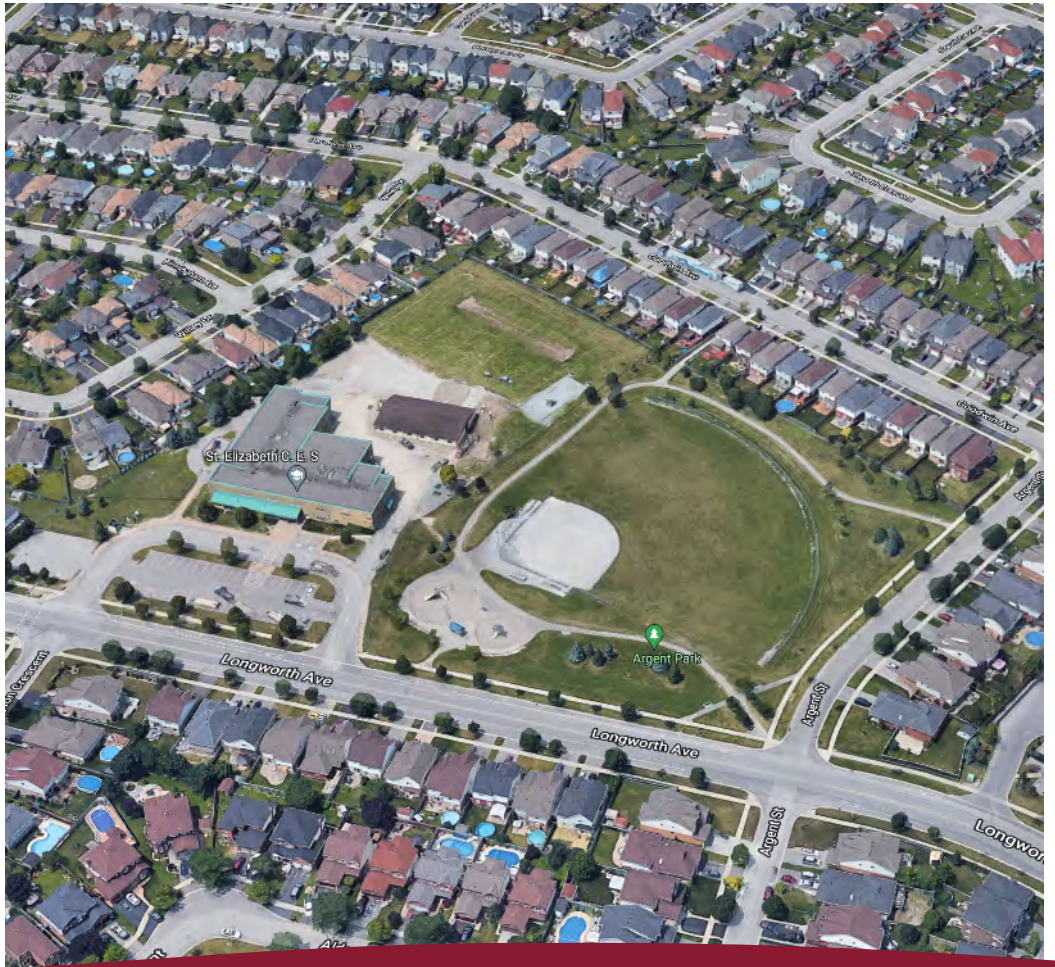
Natural Environment + Environmental Protection Areas (EPA)



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

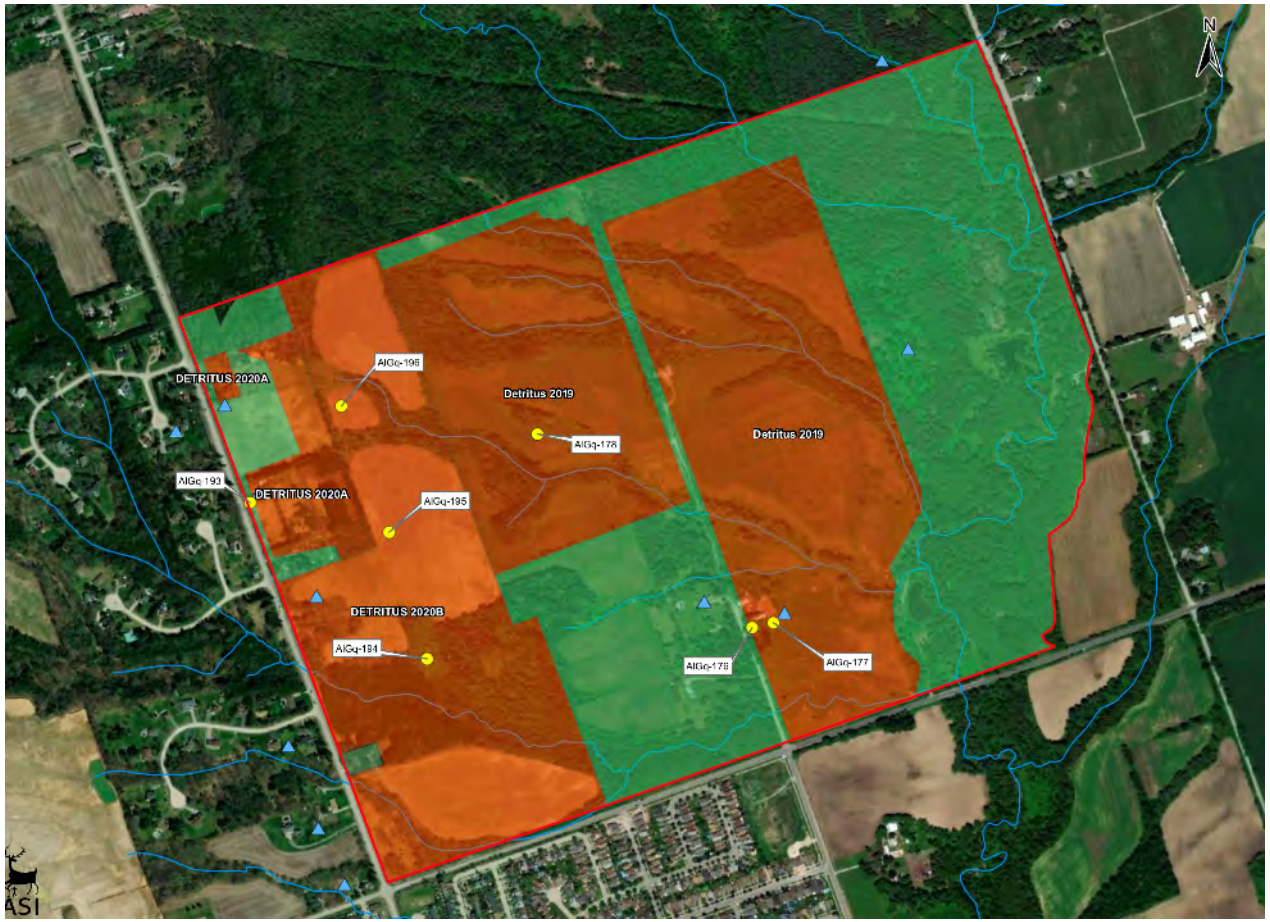
Sustainable Servicing + SWM



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



Tell us more!

- Participate in our online survey
- Contact the Municipality of Clarington for a hard copy of the survey
- Provide comments to the study team at soperspringsmail@Clarington.net
- Check out www.Clarington.net/SoperSprings



Thank You

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