Municipality of Clarington

## Soper Hills and Soper Springs

# Secondary Plans

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

**December 6, 2023**

Clarington



Soper Hills & Soper Springs

## Secondary Plans

# Land Acknowledgement

The Municipality of Clarington is situated within the traditional and treaty territory of the Mississaugas and Chippewas of the Anishinabeg known today as the Williams Treaties First Nations.

Our work on these lands acknowledges their resilience and their longstanding contributions to the area now known as the Municipality of Clarington.

# Our Team Presenting Tonight

## Clarington Staff



**Lisa Backus**
Manager, Community Planning
lbackus@clarington.net



**Emily Corsi**
Senior Planner, Community Planning
ECorsi@clarington.net



**Karen Richardson**
Manager, Development Engineering
krichardson@clarington.net

## Consultant Team



**Paul Lowes**
Project Director
SGL



**Catherine Jay**
Project Manager
SGL



**Shikha Jagwani**
Urban Designer
SGL



**Steve Hollingworth**
Functional Servicing Lead | TMIG



**Alison Gingrich Regehr**
Project Manager
Aquafor Beech



**Julie Scott**
Ecology Lead
Aquafor Beech



# Presentation
# Outline

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

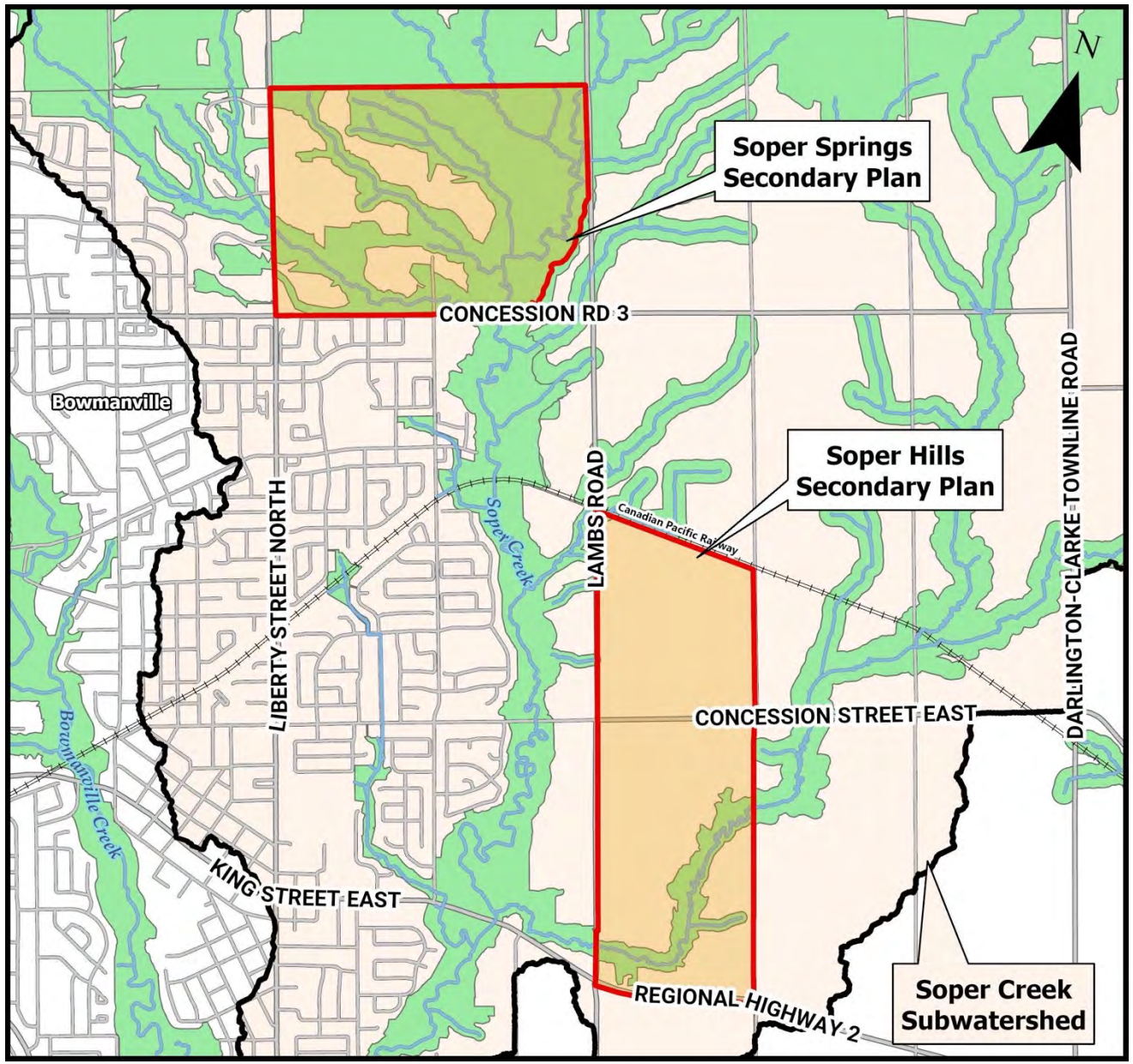
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# What is the purpose of this **Meeting?**

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

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N
Soper Springs Secondary Plan
CONCESSION RD 3
Bowmanville
LIBERTY STREET NORTH
LAMBS ROAD
Soper Creek
Canadian Pacific Railway
Soper Hills Secondary Plan
DARLINGTON-CLARKE-TOWNLINE ROAD
CONCESSION STREET EAST
Bowmanville Creek
KING STREET EAST
REGIONAL HIGHWAY 2
Soper Creek Subwatershed

# Study **Areas**

# Where are we in the **Study Process?**

## Phase 1

**Initial Public Input + Technical Analysis**

**Engagement**

- Steering Committee Presentation
- Public Information Centre

**Deliverables**

- Background and Analysis Report
- Opportunities and Constraints

## Phase 2

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

**Engagement**

- Steering Committee Presentation
- Public Information Centre

**Deliverables**

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

## Phase 3

**Preferred Land Use Plan**

**Engagement**

- Steering Committee Presentation
- Staff Report to Council
- Public Information Centre

**Deliverables**

- Draft Secondary Plan
- Draft Planning Rational Report
- Preferred Land Use Plan

**We Are Here**

## Phase 4

**Final Draft Secondary Plan + Zoning By-Law**

**Engagement**

- Steering Committee Presentation
- Statutory Public Meeting
- Council Adoption

**Deliverables**

- Final Planning Rationale Report
- Final Draft Secondary Plan

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Soper Creek

# Subwatershed Study



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# What is Watershed Planning?

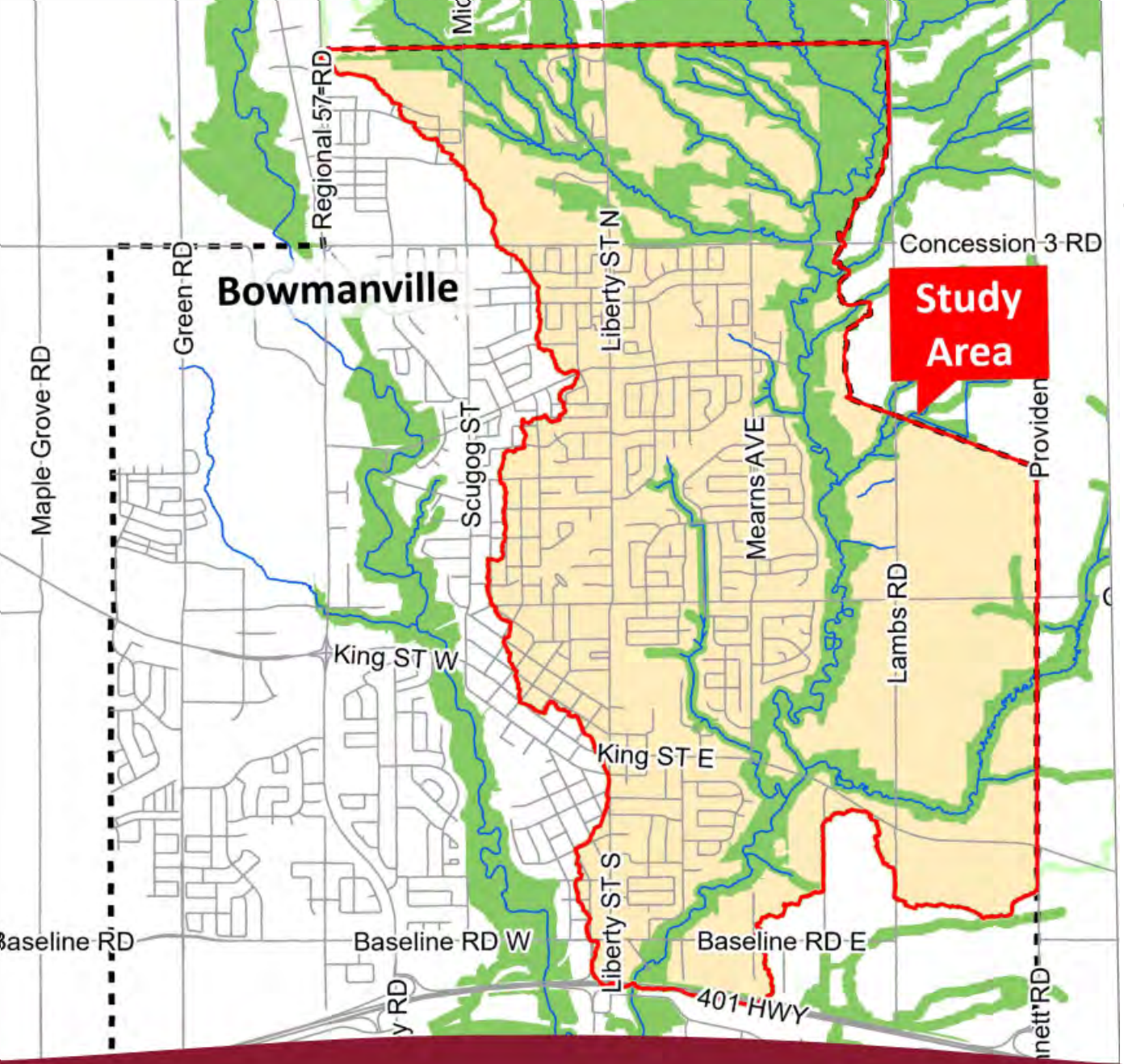
**"Watershed planning is an opportunity for municipalities and other planning authorities to work collaboratively towards watershed objectives by creating a framework for the management of human activities, land, water, aquatic life and resources within a watershed, and for the assessment of cumulative,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

- Ministry of Environment Conservation and Parks, 2018

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

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

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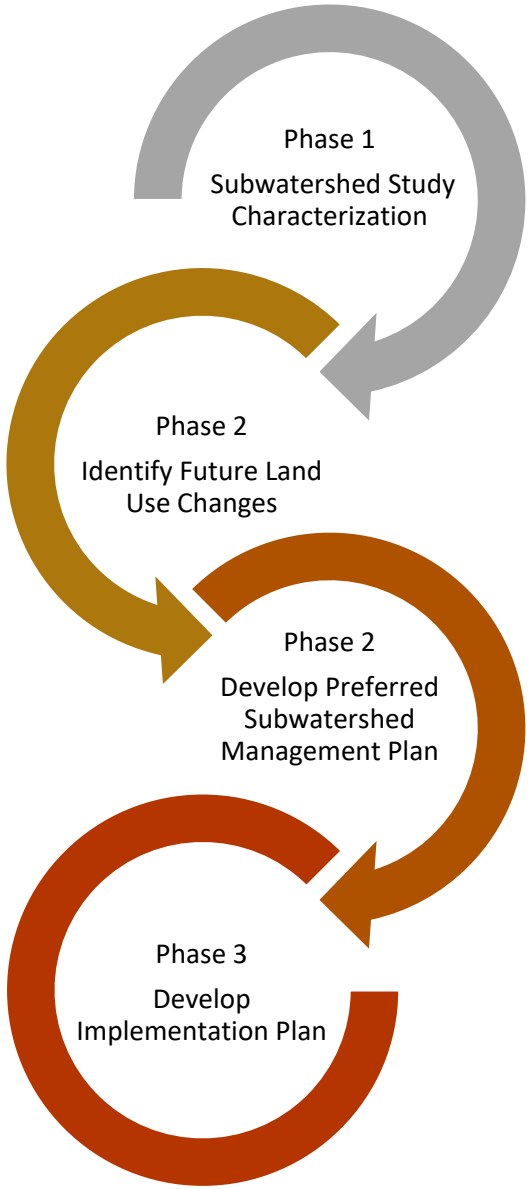



# Subwatershed
# Study Purpose

For the Subwatershed Study to:

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

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# Subwatershed Study Process

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

# Subwatershed Study Process

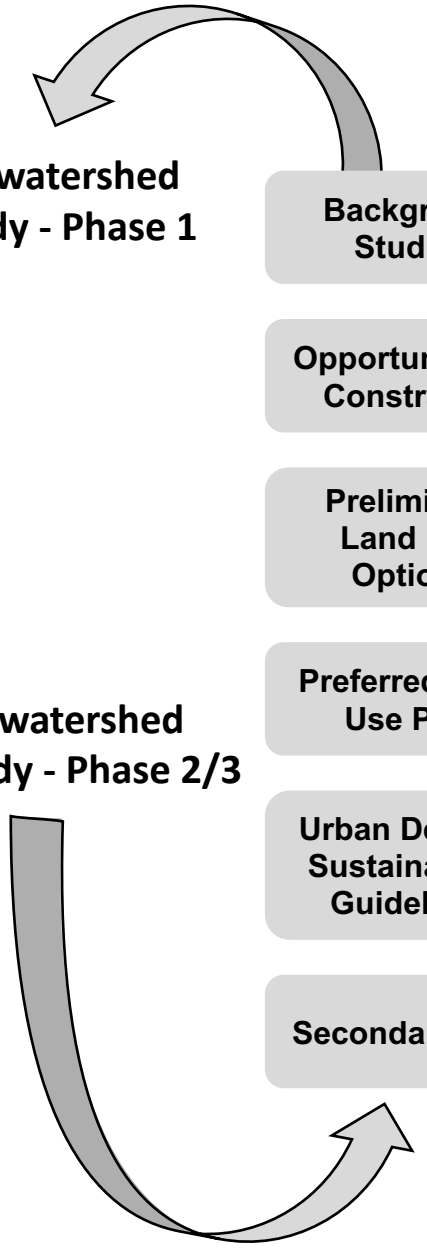
**Consultation with Stakeholders, the Public and Agencies**

We are here!

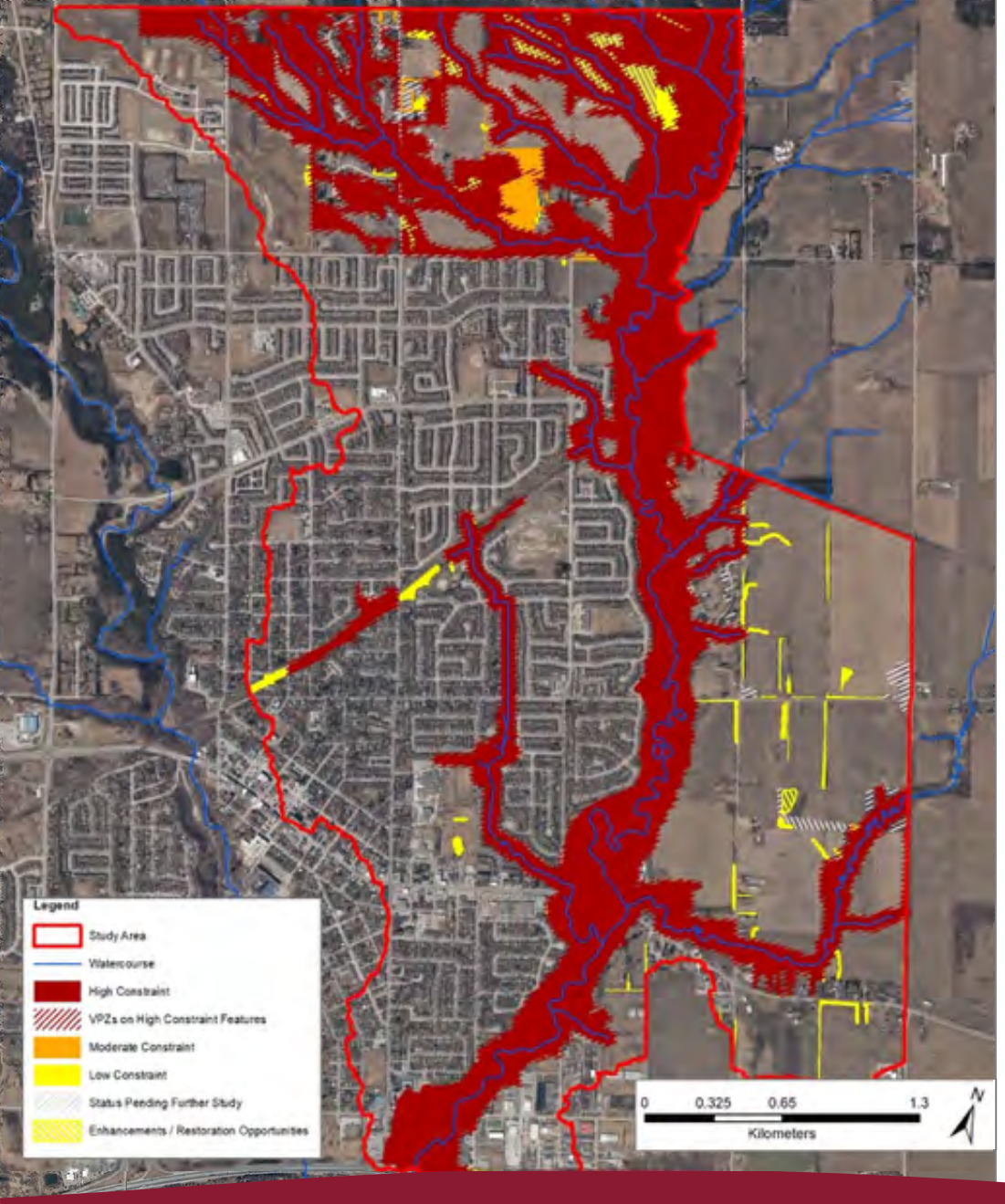
- Inventory existing environmental conditions
- Identification of environmental constraints & opportunities
- Impact analysis for future land use changes
- Problem/opportunity identification
- Develop alternative subwatershed management strategies
- Evaluate alternative subwatershed management strategies
- Select preferred subwatershed management strategy
- Develop implementation plans
- Environmental monitoring recommendations

**Subwatershed Study - Phase 1**

**Subwatershed Study - Phase 2/3**




**Public Engagement**



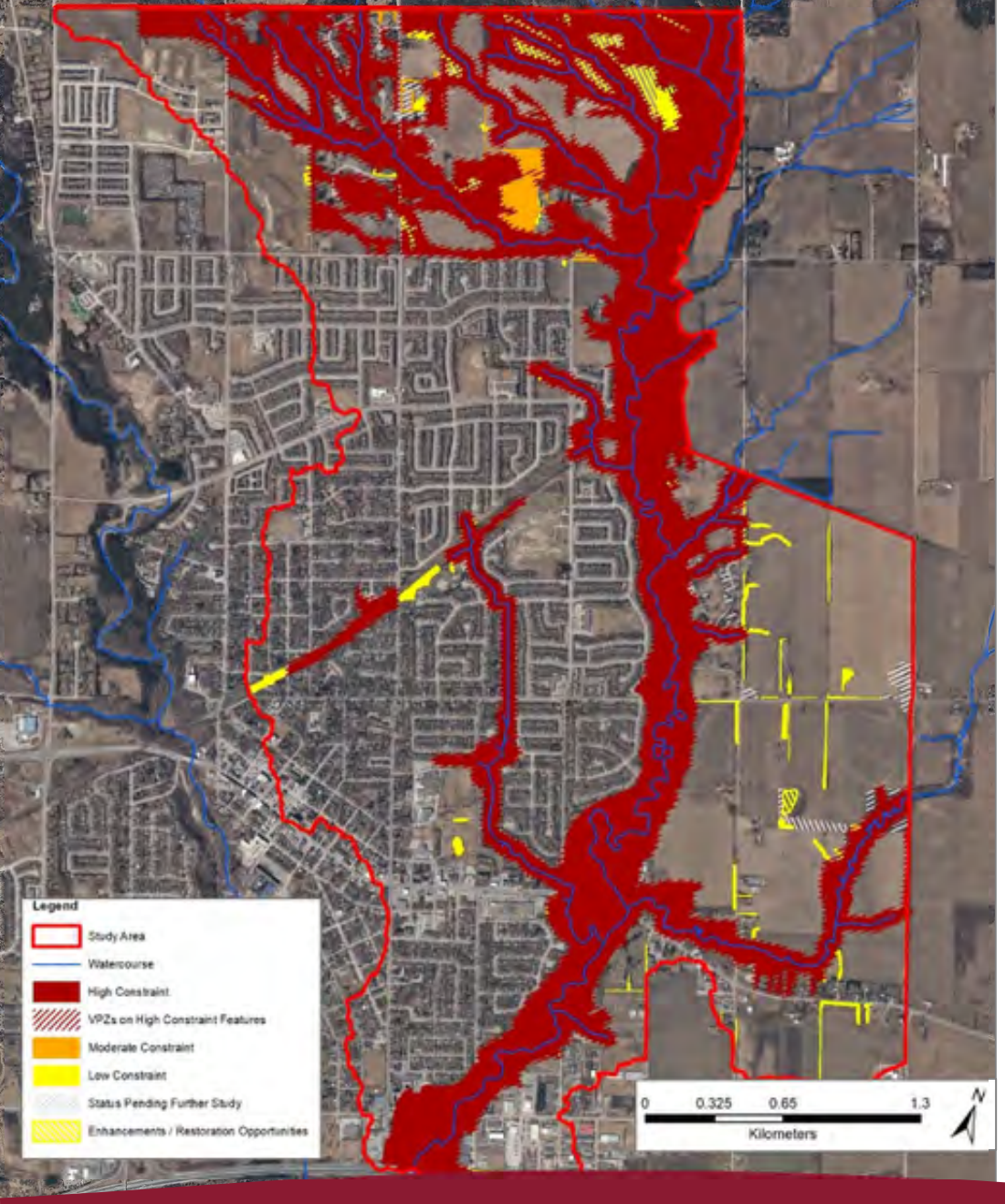

# Overview of
# Phase 1 Constraints

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

## High Constraint:

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

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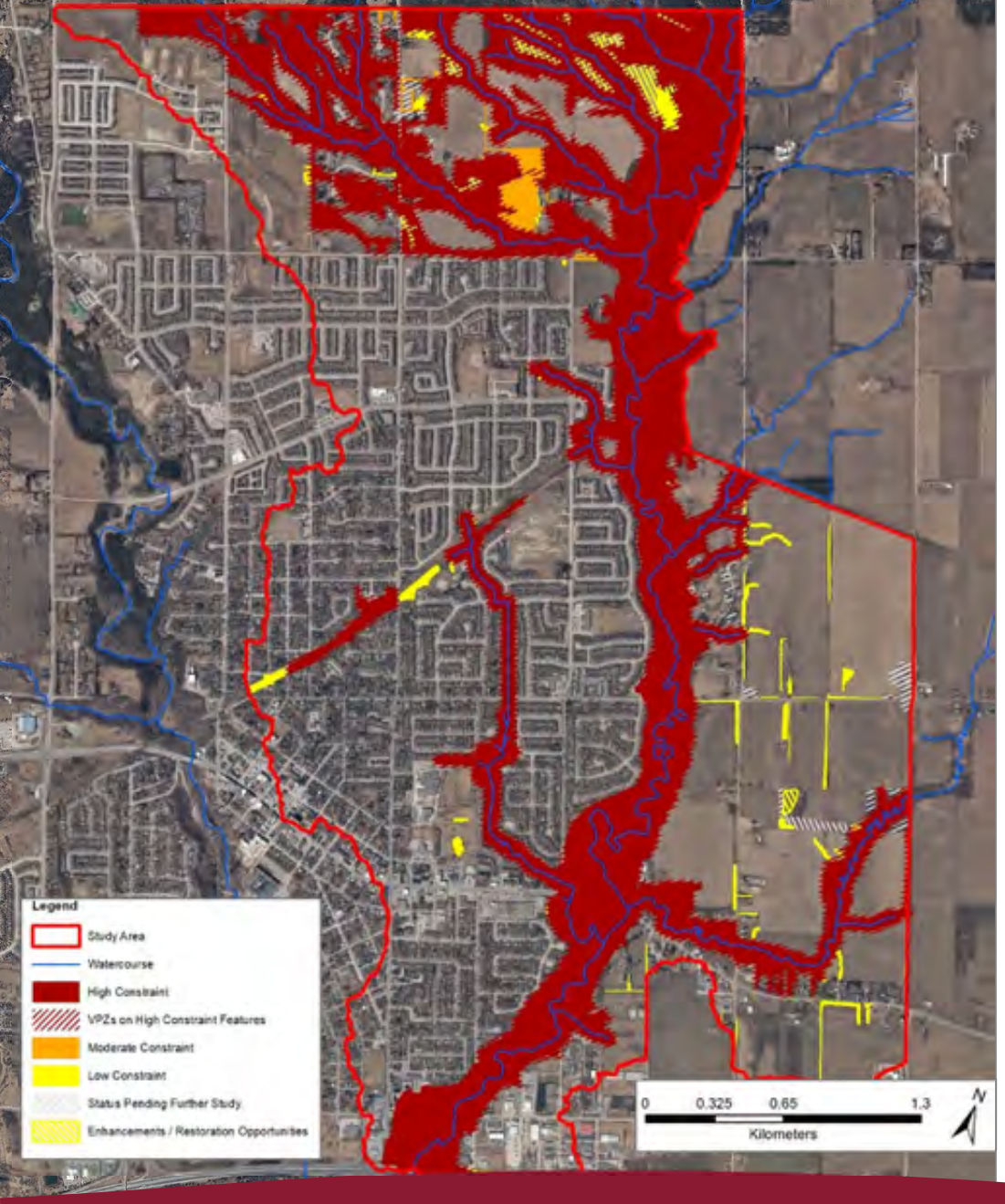



# Overview of
# Phase 1 Constraints

## Moderate Constraint:

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

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# Overview of
# Phase 1 Constraints

## Low Constraint:

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

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Phase 2 and 3

# Next Steps

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







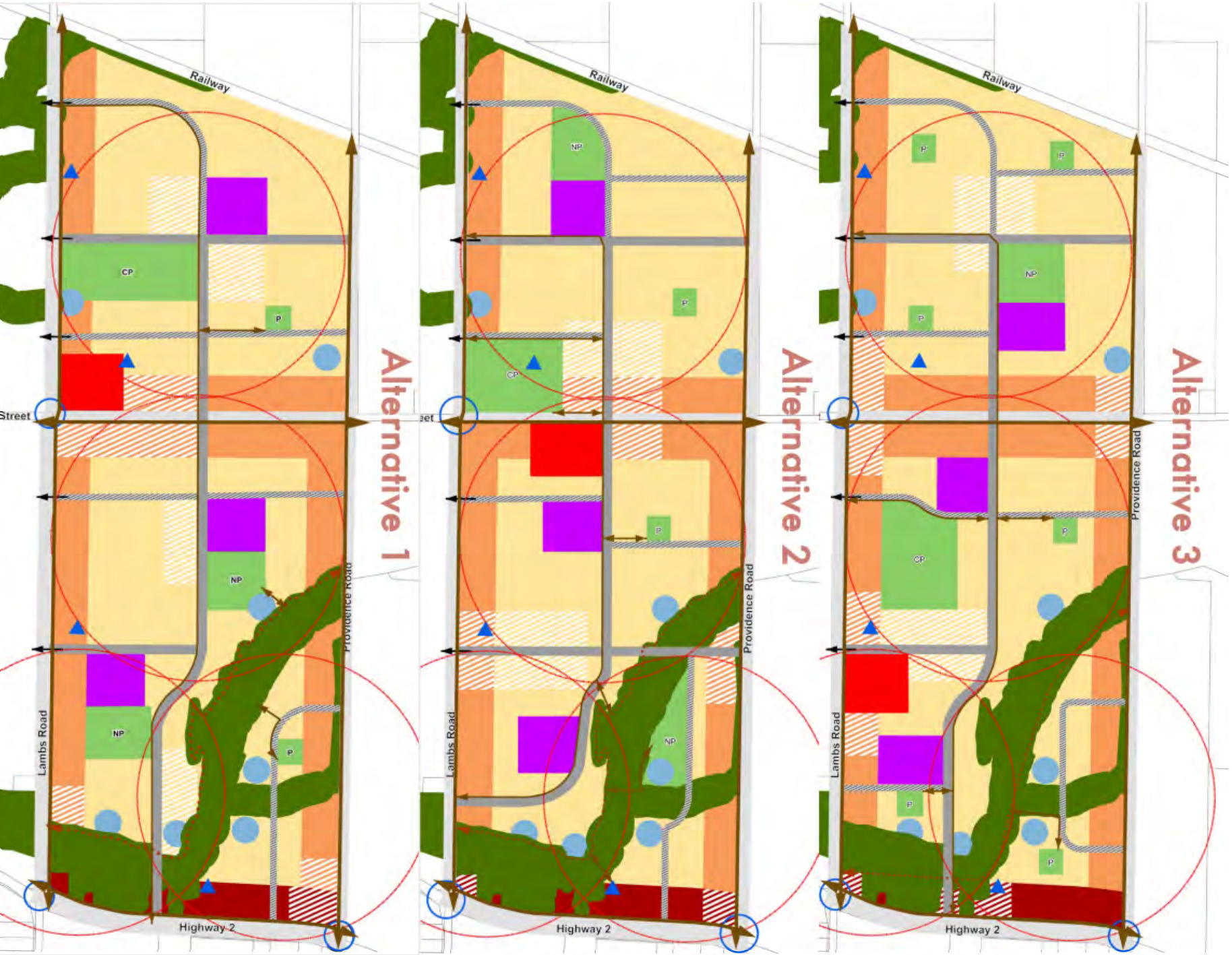


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# Soper Hills Secondary Plan




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# Soper Hills Land Use Alternative Concepts




# What We Heard

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

# Purpose of
# Evaluation Criteria + Measures



**Built Environment**



**Transportation + Mobility**



**Natural Environment + EPAs**



**Parks + Open Space**



**Sustainable Servicing + SWM**



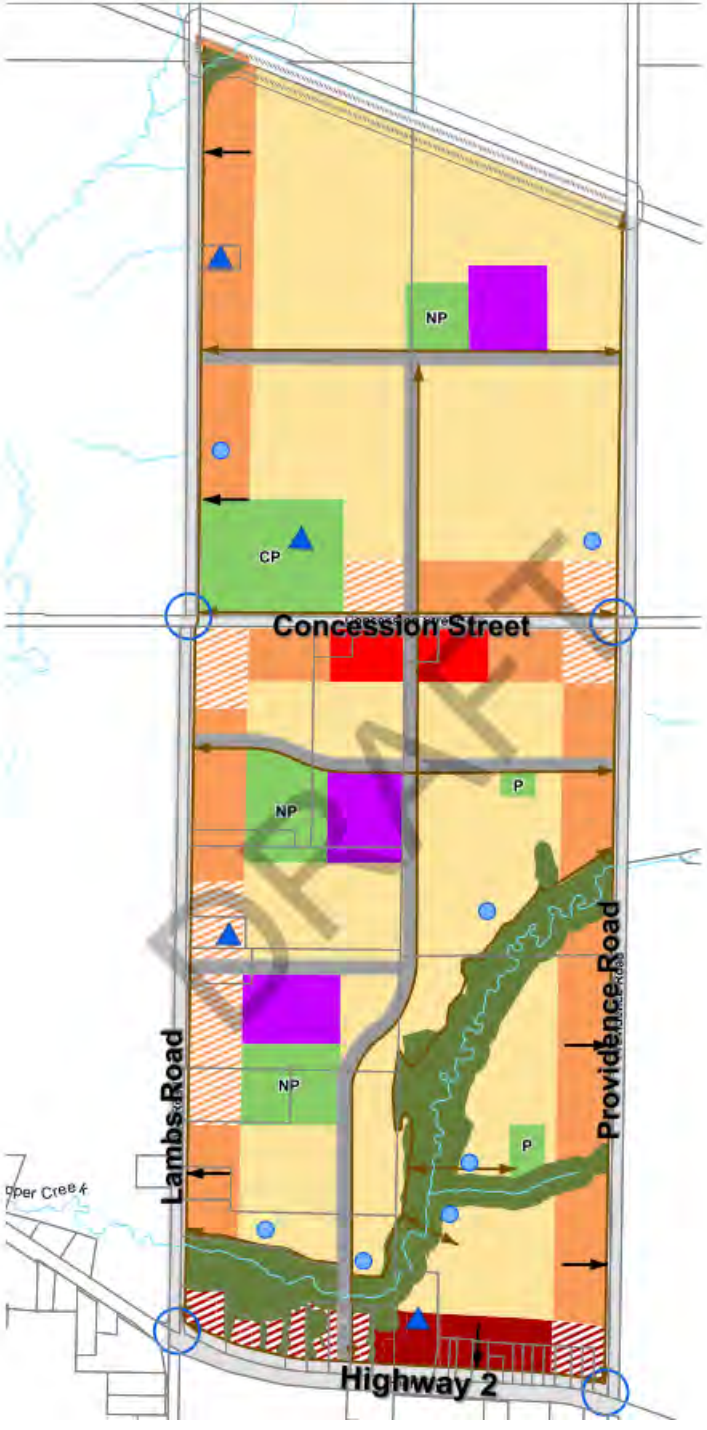
**Cultural Heritage + Archaeology**



**Agriculture**

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

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**Legend**

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

# Preferred Land Use Plan
# Soper Hills

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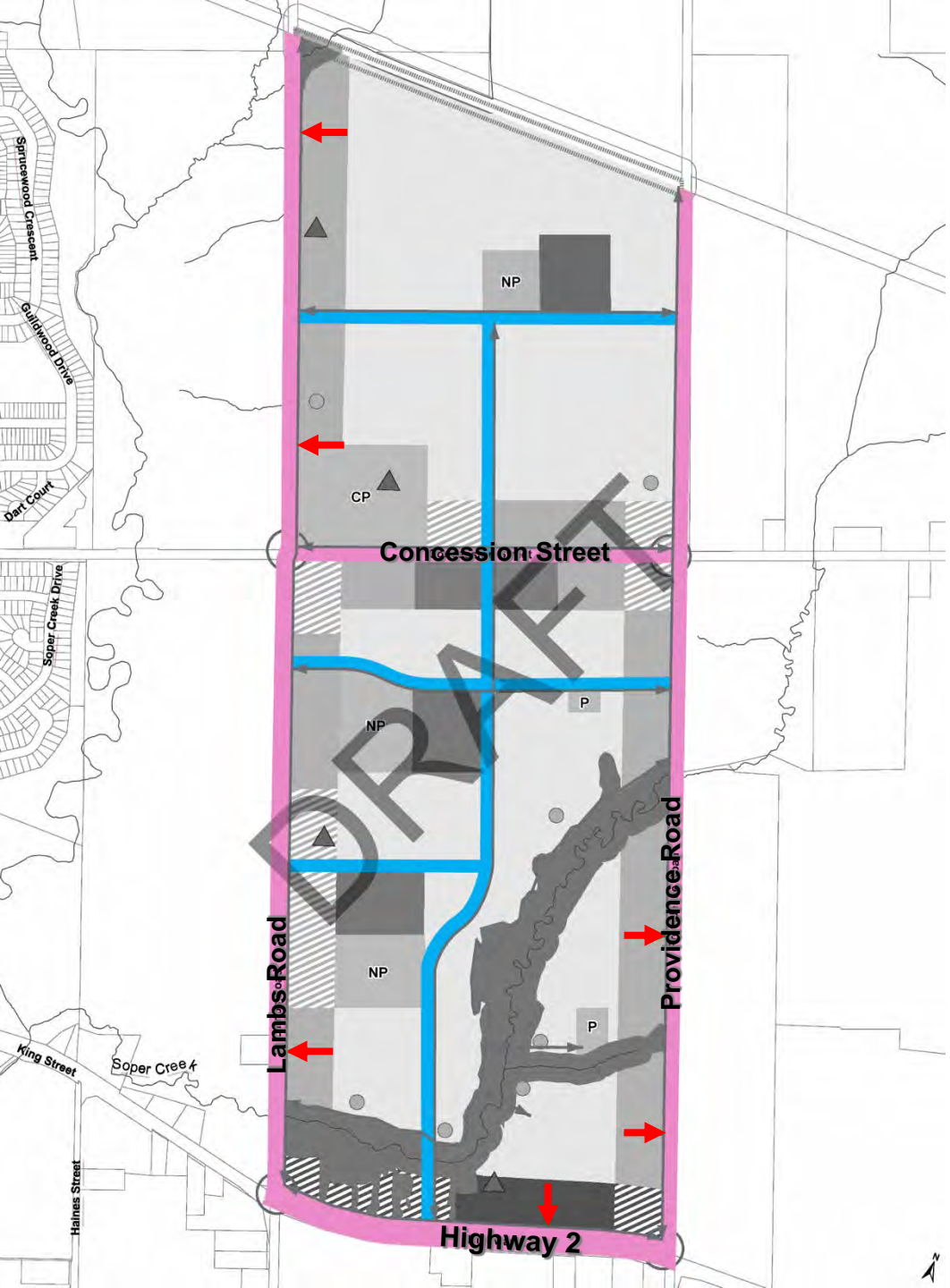



# Environmental Protection Area
# Soper Hills

## Legend

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

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# Roads

- Arterial Roads
  - Existing + extension of Providence Road
- Proposed Collector Roads
- Connections to Other Roads

Concession Street looking east towards Lambs Road






# Regional Corridor

- High Density/ Mixed Use Regional Corridor
  - 7- 12 storeys
  - Apartments and mixed use buildings
- Medium Density Regional Corridor
  - 5-6 storeys
  - Apartments and mixed use buildings



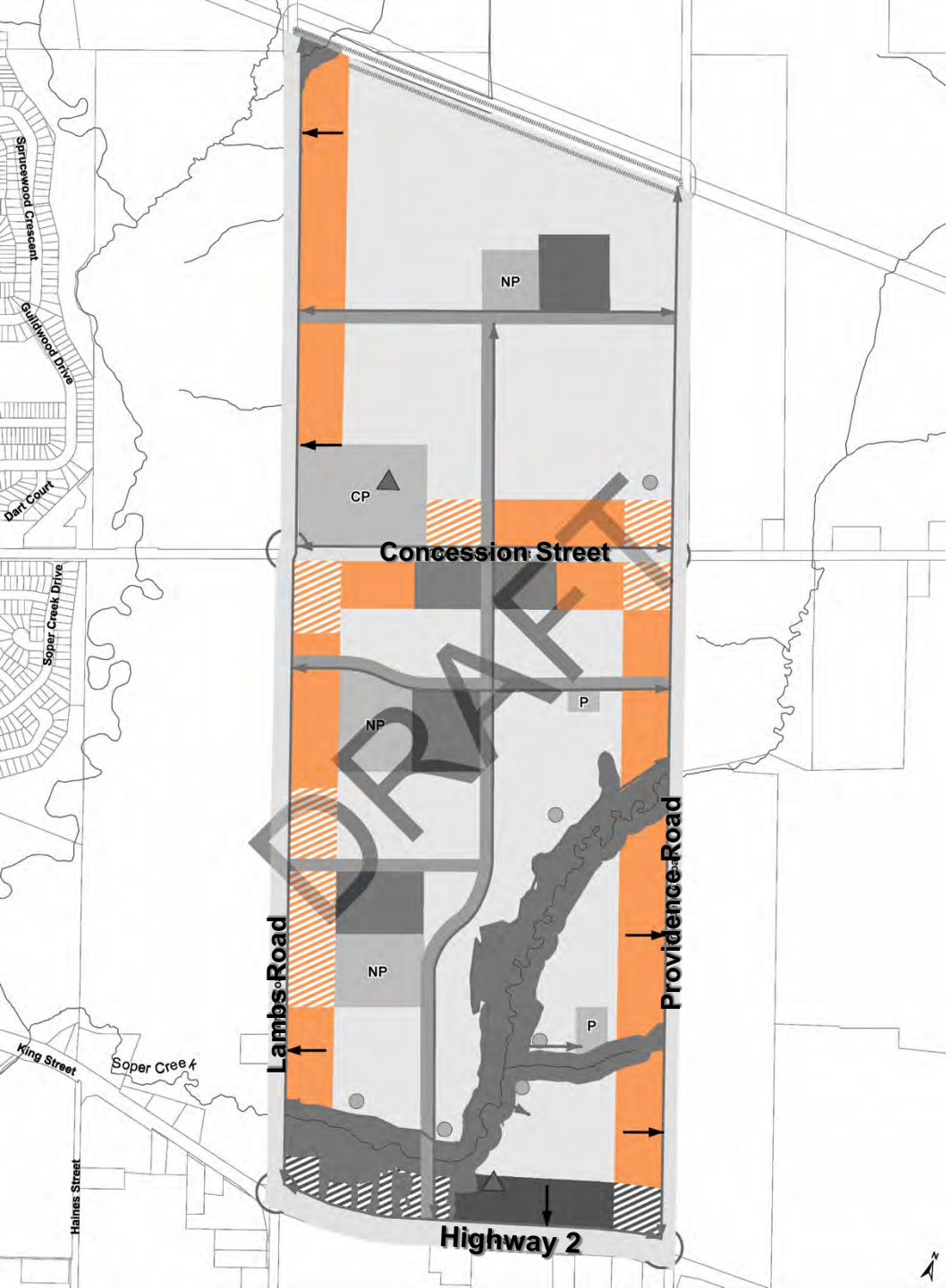
Source: The Founders Residences

High Density/ Mixed Use Regional Corridor




Source: Lector 85

Medium Density Regional Corridor




# Local Corridor

- Medium Density Local Corridor - Mid Rise
  - 5-6 storeys
  - Mixed use and apartments
- Medium Density Local Corridor - Low Rise
  - 2-4 storeys
  - Townhouses, mixed use, and apartments

Medium Density Local Corridor - Mid Rise

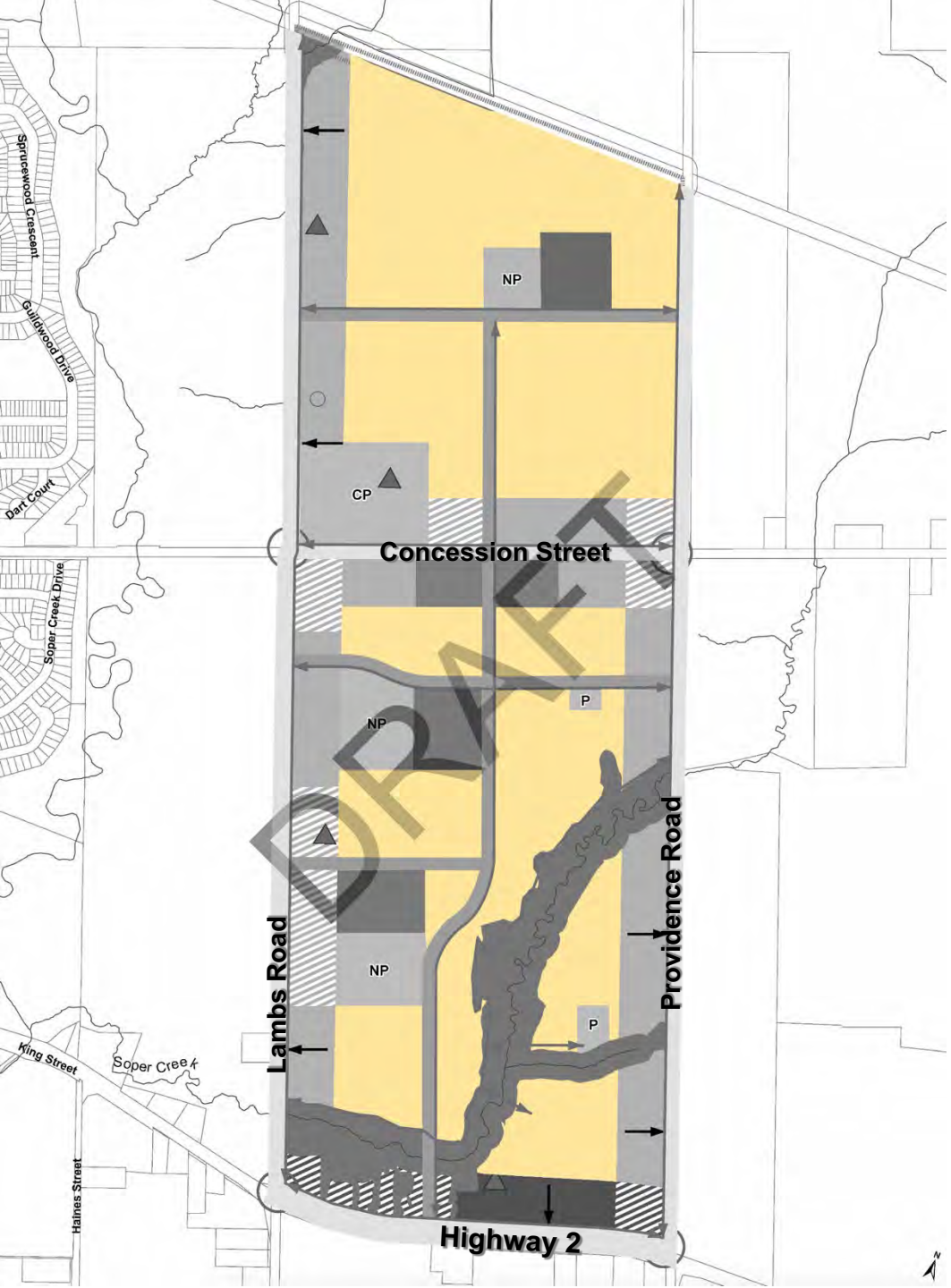


Source: Fifth Avenue

Medium Density Local Corridor - Low Rise



Source: Norstar Group




# Low Density

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



Source: CHBA



Source: Zolo



Source: CHBA



Source: Green Energy Futures




# Neighbourhood Centre

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



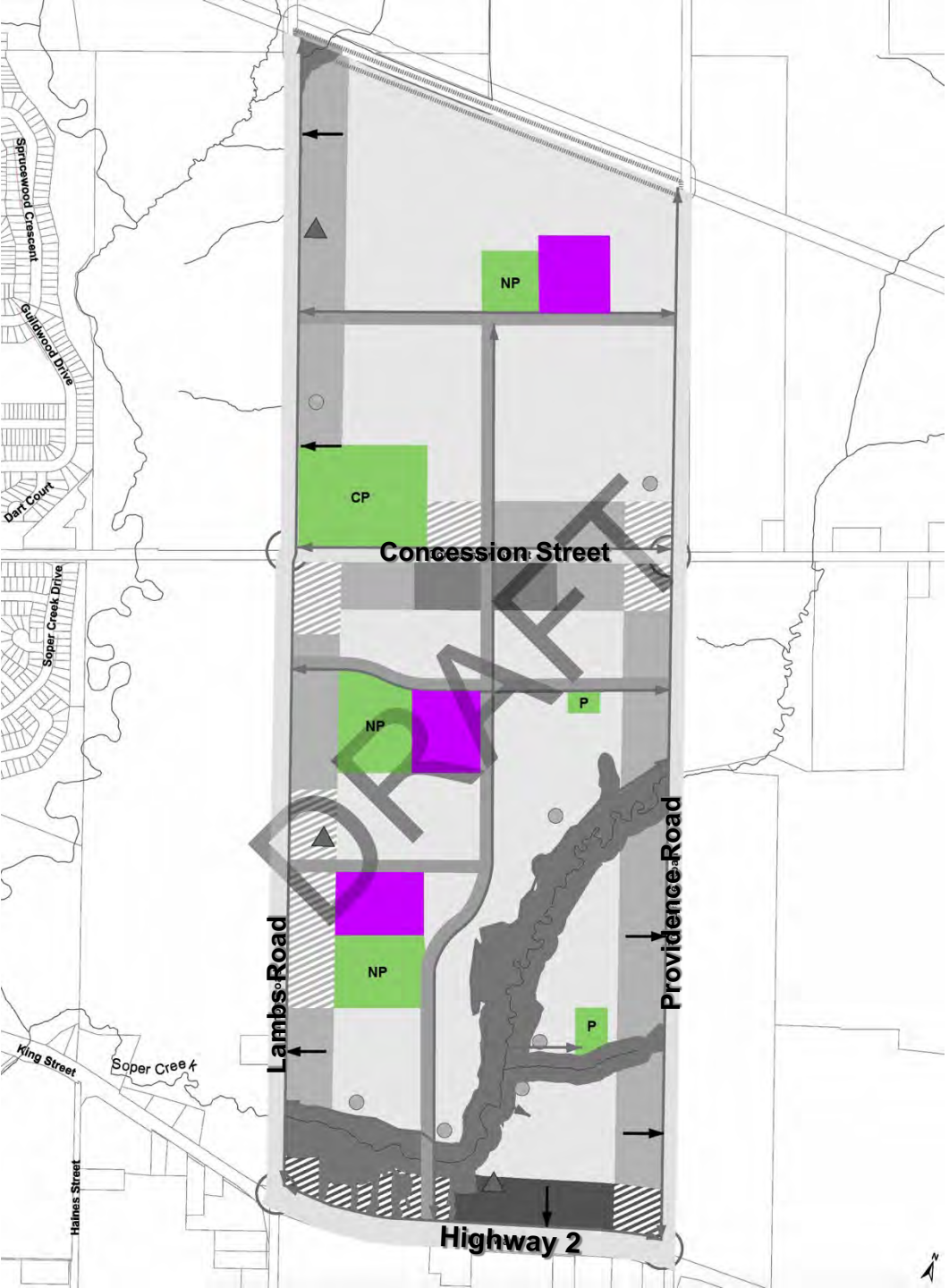

Source: Gateman Milloy



Source: Mission Group



Source: Soil and Structure Consulting Inc.




# Schools + Parks

Elementary School

Park Sizes :

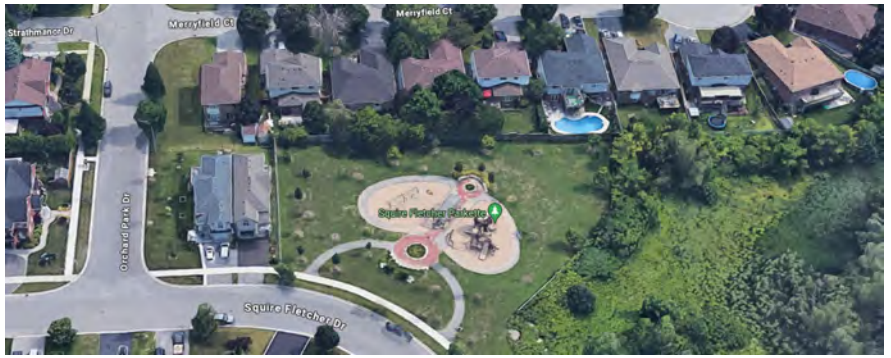
CP Community Park: 6 to 12 hectares

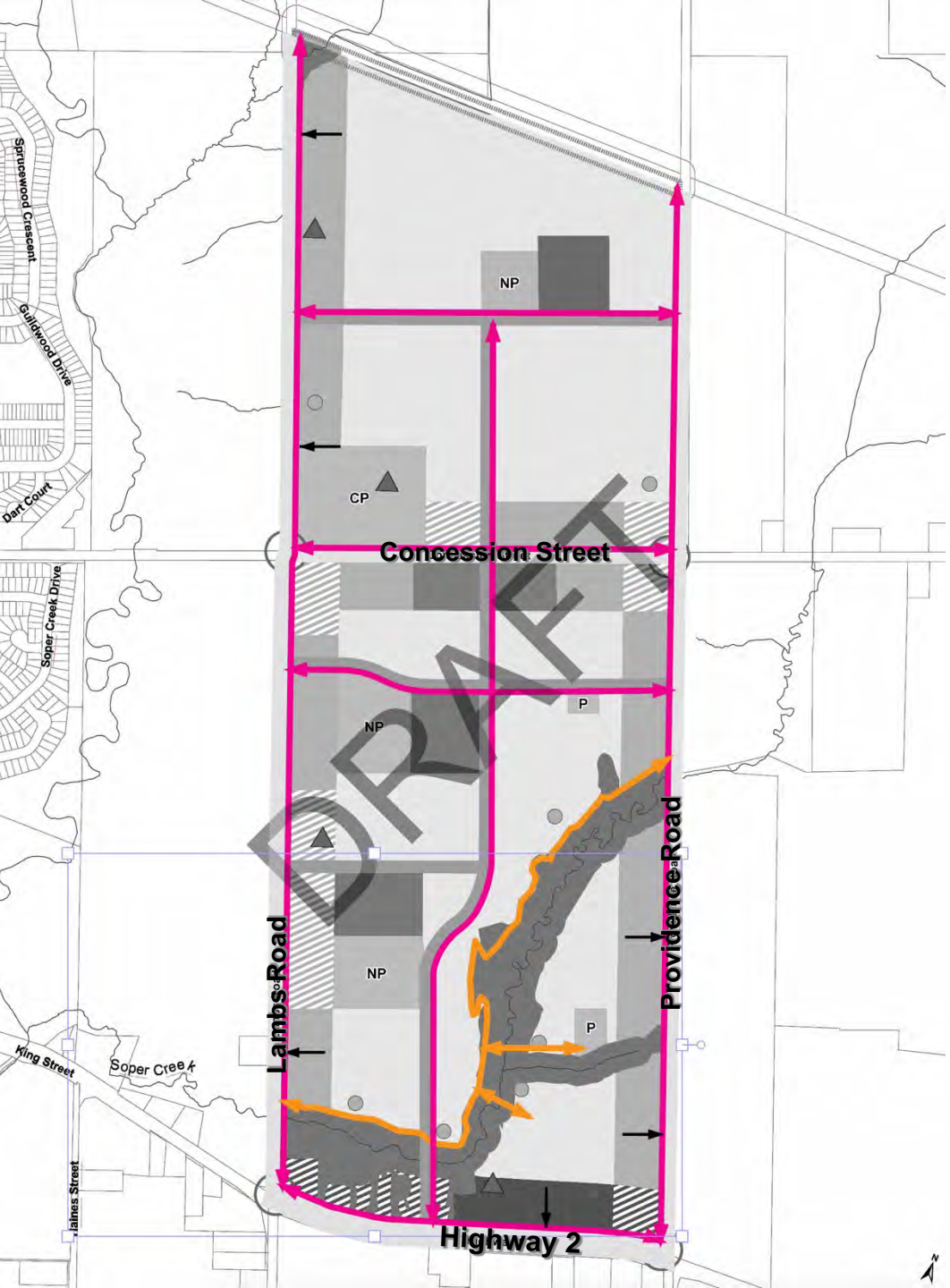
NP Neighbourhood Park: approximately 1.5 to 3 hectares

P Parkettes: approximately 0.5 to 1 hectares



Source: Municipality of Clarington

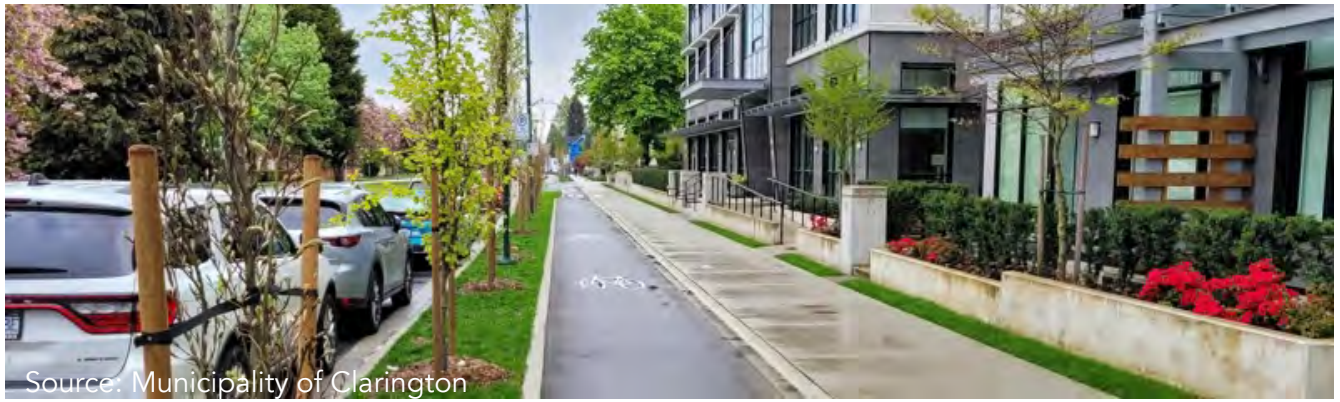





# Trails

Multi-Use Path along stream corridor

Multi-Use Paths beside the road



Source: Municipality of Clarington



Source: Alltrails

# Soper Springs Secondary Plan

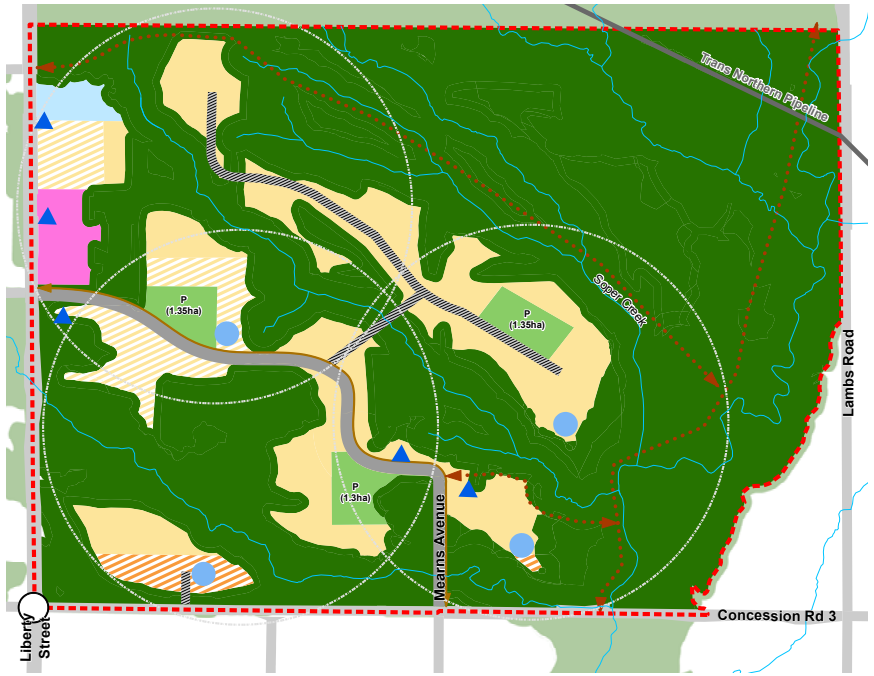



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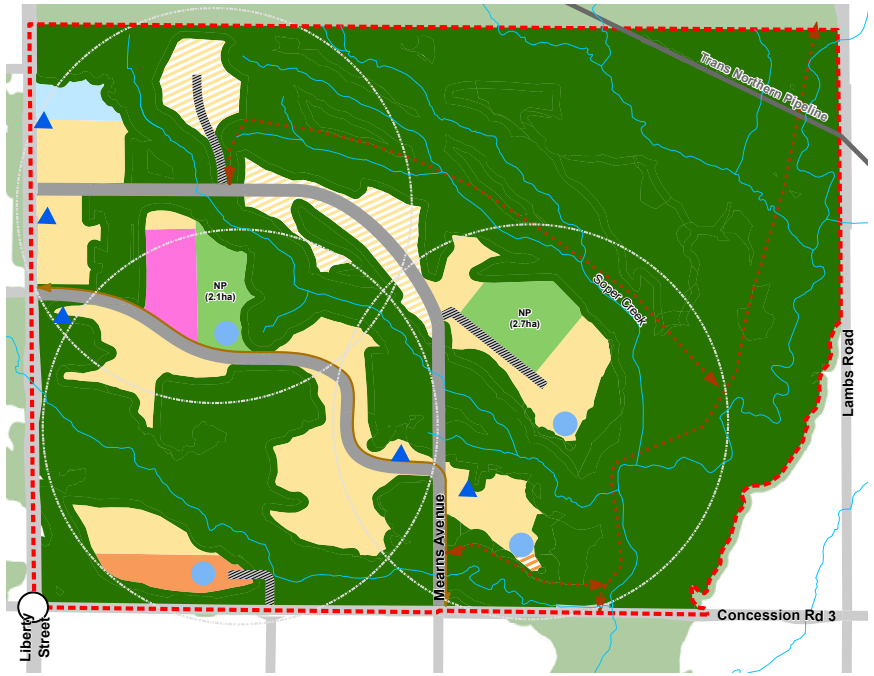
Alternative 1




Alternative 2




Alternative 3




# Soper Springs
# Land Use Alternative Concepts




# What We Heard

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

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# Purpose of
# Evaluation Criteria + Measures



**Built Environment**



**Transportation + Mobility**



**Natural Environment + EPAs**



**Parks + Open Space**



**Sustainable Servicing + SWM**



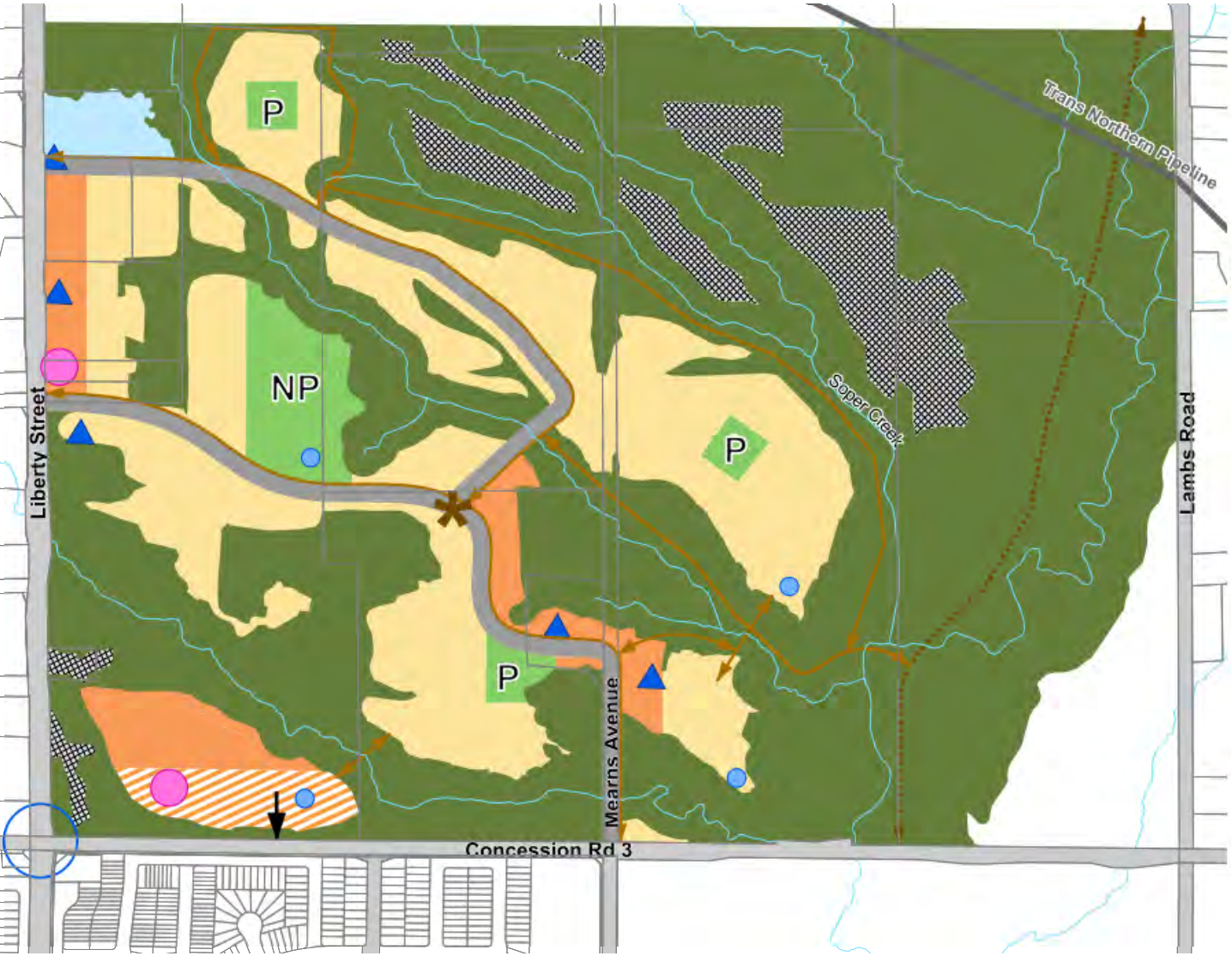
**Cultural Heritage + Archaeology**



**Agriculture**

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

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# Preferred Land Use Plan
# Soper Springs

**Legend**

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

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# Environmental Protection Area
# Soper Springs




Environmental Protection Area (EPA)
- Natural features protected from development

Environmental Constraint: Vegetation Protection Zone (VPZ)

Environmental Constraint: Low Constraint Area

Environmental Constraint: Medium Constraint Area

Environmental Constraint: Land Use to be Determined

Additional Area of Further Study

Collector Roads

Potential Local Road Connection

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# Roads

- Arterial Roads
- Proposed Collector Roads
- Connections to Other Roads

Concession Road 3 looking west at Mearns Avenue



Concession Road 3 looking west at Liberty Street



# Local Corridor




- Medium Density Local Corridor - Mid Rise
  - 5-6 storeys
  - Mixed use and apartments
- Medium Density Local Corridor - Low Rise
  - 2-4 storeys
  - Townhouses, mixed use, and apartments

Medium Density Local Corridor - Mid Rise



Source: Fifth Avenue

Medium Density Local Corridor - Low Rise



Source: Norstar Group




# Low Density

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



Source: CHBA



Source: Zolo



Source: CHBA



Source: Green Energy Futures

# Potential Neighbourhood Centre

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






Source: Mission Group



Source: Soil and Structure Consulting Inc.




# Parks

## Park Sizes:

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

Basketball Court




Playground




Community Garden






# Trails

- Multi-Use Path – Future Municipal Trail
- Multi-Use Paths beside the road and within the EPA connecting parkland with nearby trail systems


Source: Municipality of Clarington


Source: Alltrails

# Next Steps

## Deadline for Public Comments:

**December 15th, 2023**

## Soper Springs + Soper Hills

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



# Thank You

**Project Contacts:**


**Lisa Backus**
lbackus@clarington.net
905-623-3379 x2413
40 Temperance Street,
Bowmanville, ON  L1C 3A6

**Emily Corsi**
ECorsi@clarington.net
905-623-3379 x2428
40 Temperance Street,
Bowmanville, ON  L1C 3A6