

# Bayview (Southwest Courtice)

Secondary Plan Update

Public Meeting  
23 June 2020



*Clarington*

**URBAN  
STRATEGIES  
INC.**

# Project Team

*Clarington*



**Carlos Salazar**

Manager, Community Planning & Design



**Greg Bunker**

Planner, Community Planning & Design



**Karen Richardson**

Manager, Development Engineering

## Steering Committee

- Municipal staff
- Municipal consultants
- Regional staff
- CLOCA
- Metrolinx
- School boards
- LOG representatives

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**CIMA+**

**GOLDER**

**HEMSON**



**Warren Price**

Partner



**Tim Smith**

Principal



**Alex Heath**

Associate



**Haya Rizvi**

Planner



**Stephen Brophy**

Urban Designer



# Presentation Outline

## Part I – Project Background

- Background
- Secondary Plan + EA Processes
- Engagement

Clarington



Greg Bunker

## Part II – Draft Secondary Plan Documents

- Vision + Principles
- Community Structure
- Secondary Plan Policies

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Haya Rizvi

## Part III – Next Steps

- Implementation
- Timeline
- Discussion

Clarington



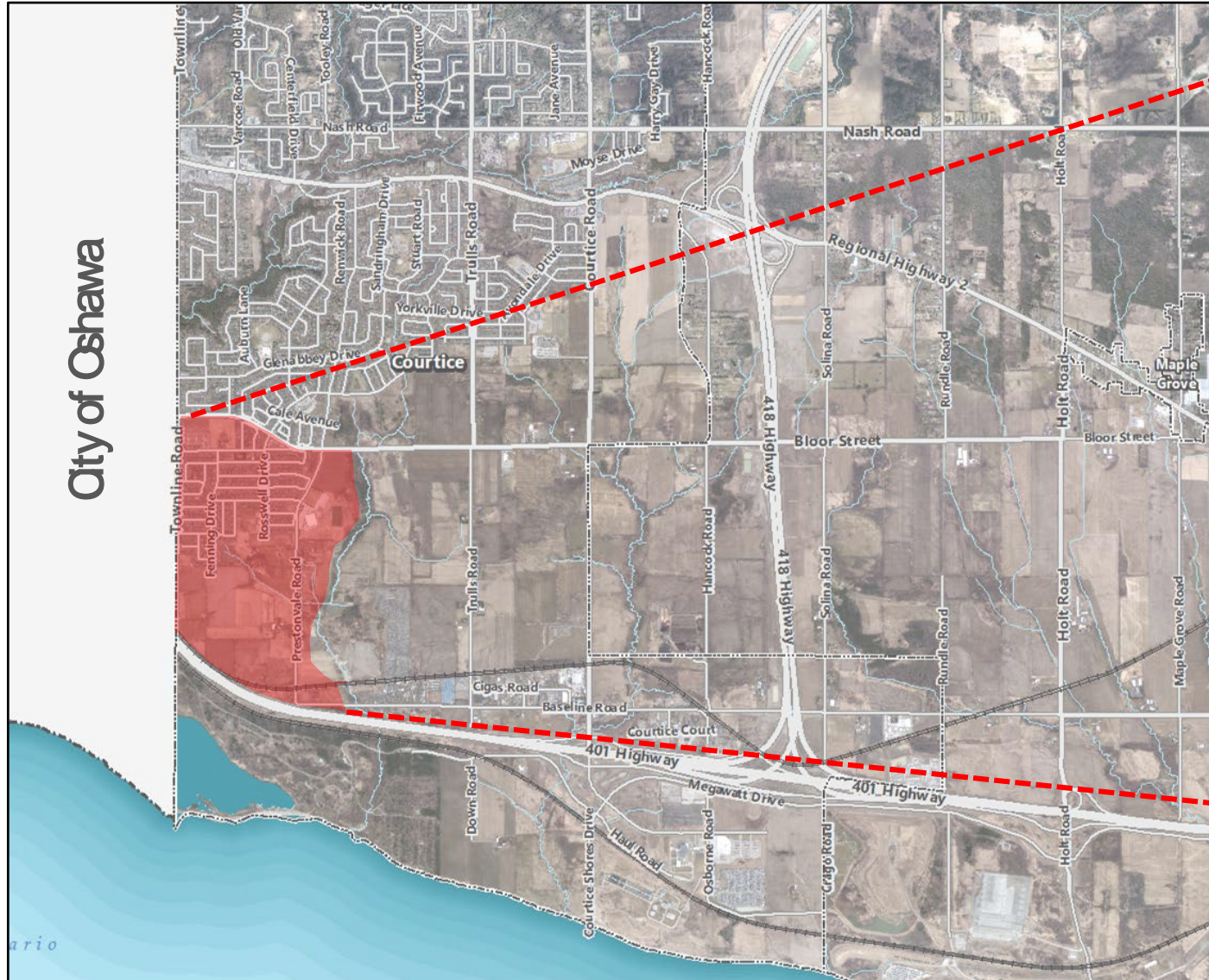
Greg Bunker

**Part I**

# **Project Background**

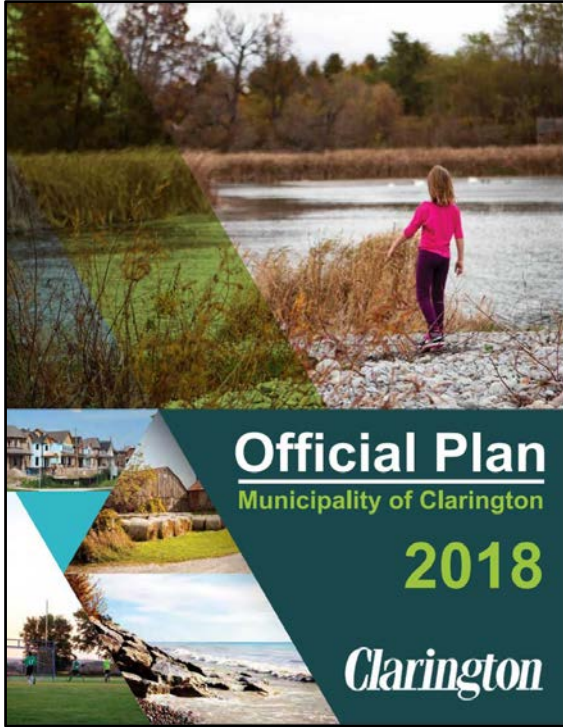


# Study Area



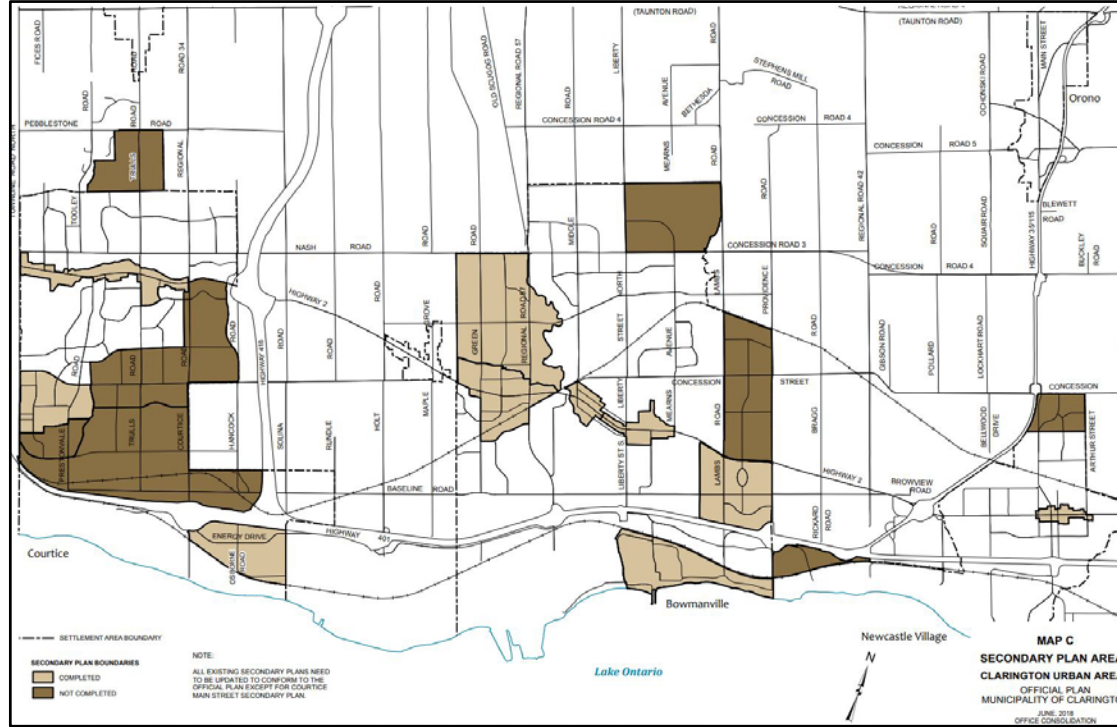


# What is a Secondary Plan? What is an Update?



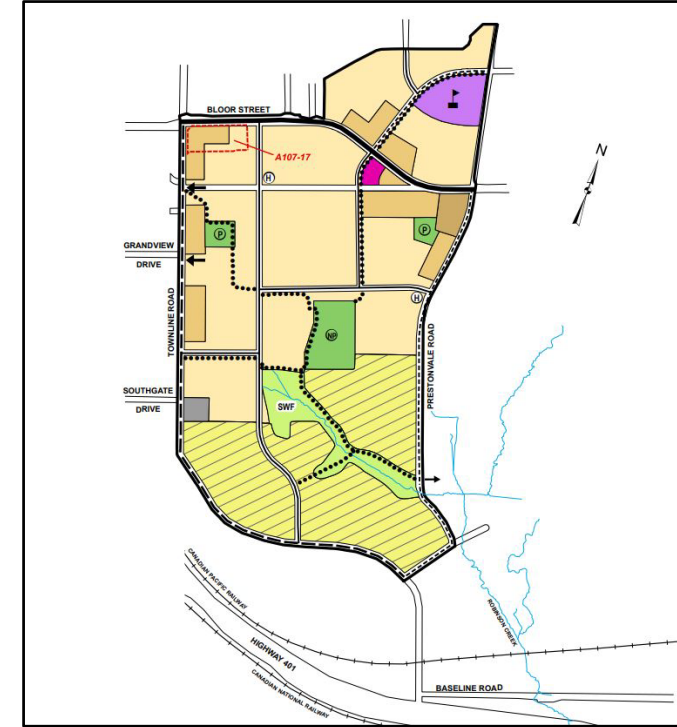
## Official Plan

- Guides and manages development for all of Clarington



## Secondary Plan

- Guides and manages development in more detail for a specific area of Clarington
- Land designations, mobility, zoning



## Secondary Plan Update

- Addresses unplanned area of an existing secondary plan
- Updates policies for the whole secondary plan area

# Existing Secondary Plan (1996)

## Plan Area

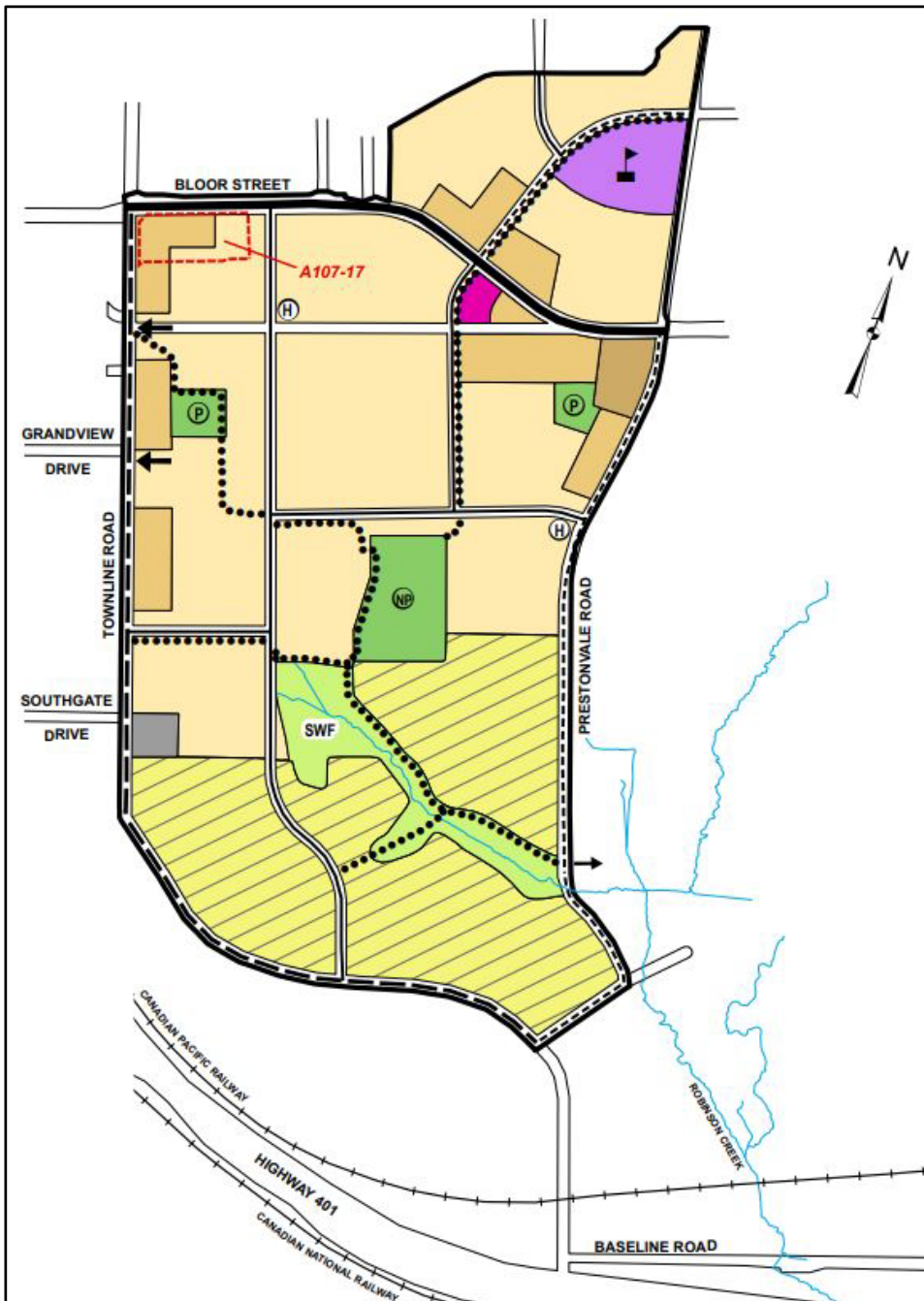
- 148 hectares
- Bounded by:
  - Bloor Street and Huntington Crescent/  
Glen Eagles Drive in the north
  - Prestonvale Road in the east
  - Employment lands in the south
  - Townline Road South in the west

## Northern portion

Land uses, built form, and densities identified

## Southern portion

Lacked servicing in 1996 and is the focus of the update now





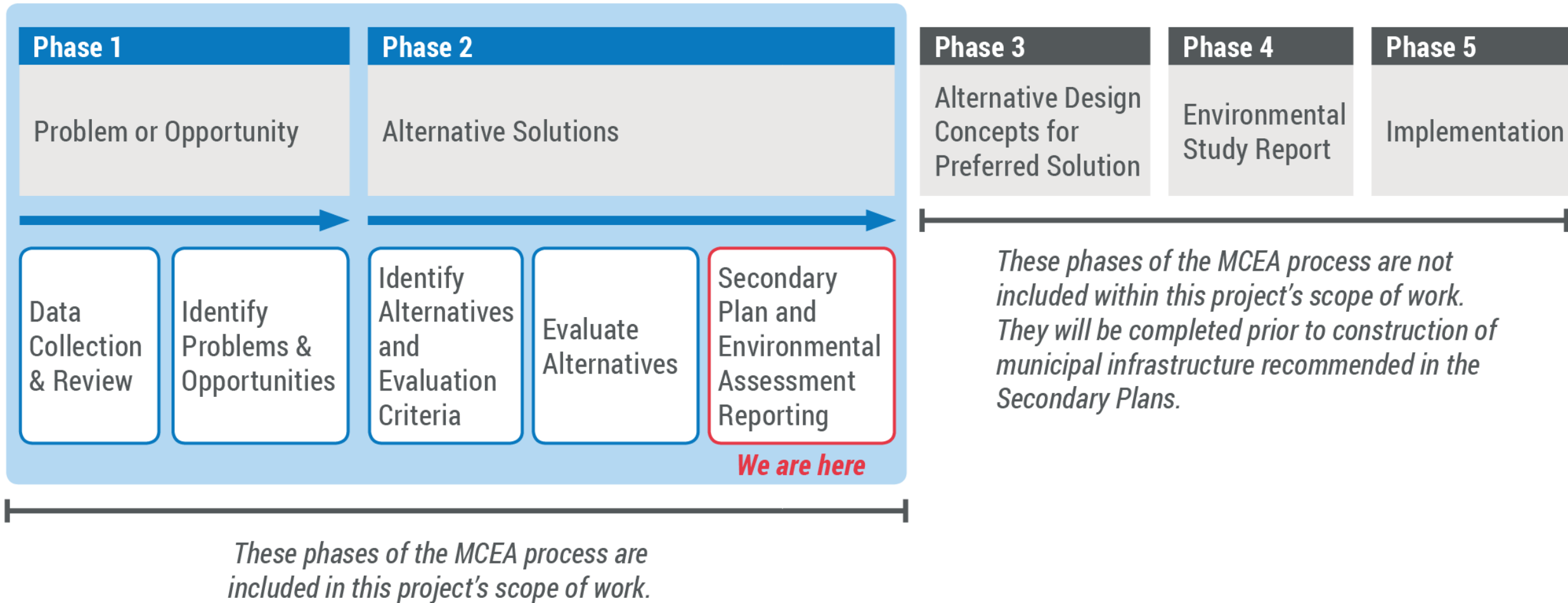
# Council Priorities

## From the Terms of Reference:

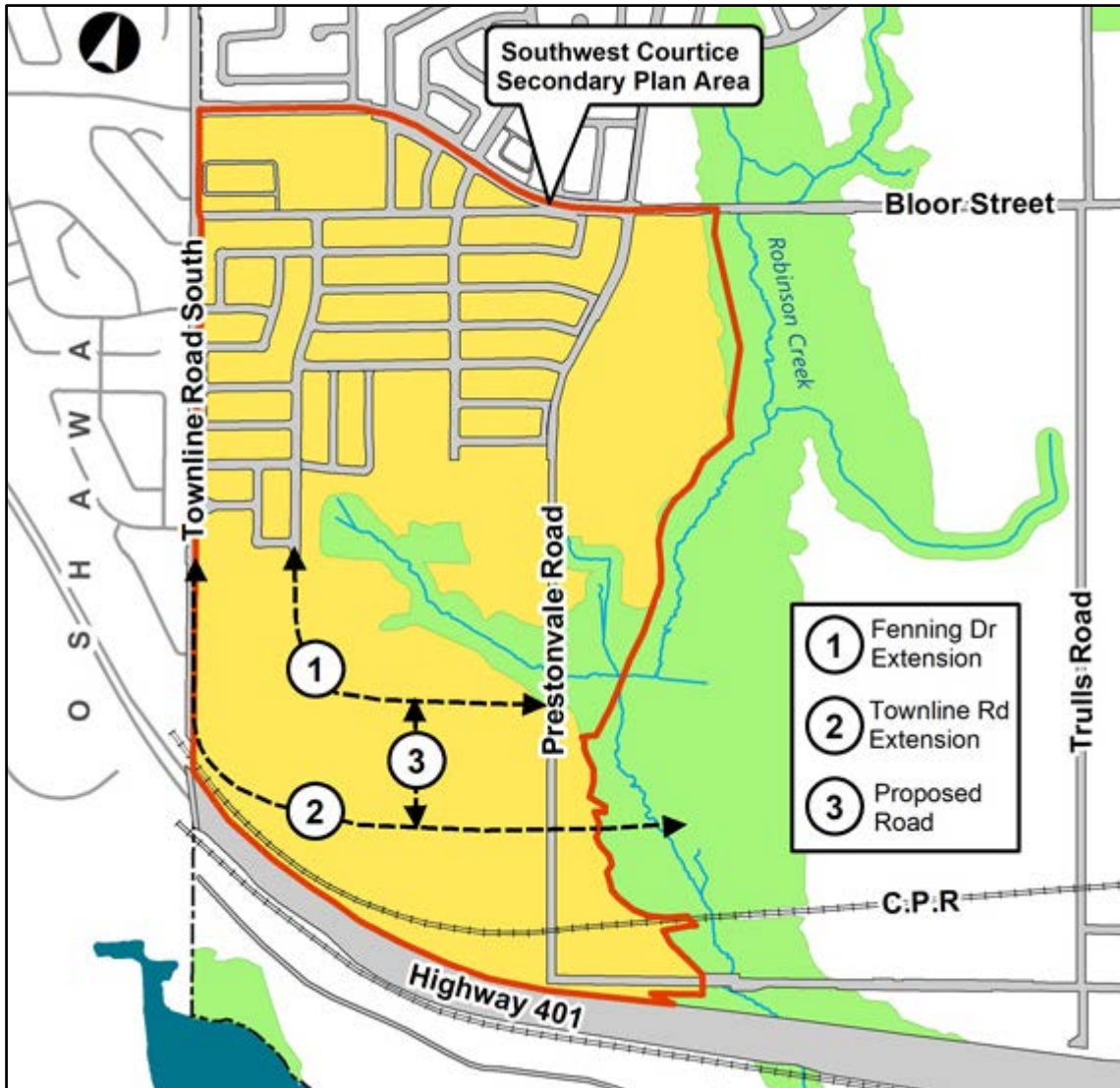
1. Sustainability and Climate Change
2. Urban Design
3. Affordable Housing
4. Community Engagement
5. Coordination of Initiatives



# Integrated Environmental Assessment (EA) Process



# Municipal Class EA for New Roads



## New Arterial and Collector Roads

1. Fenning Drive Extension (Collector)
2. Townline Road Extension (Arterial B)
3. Proposed Connecting Road (Collector)



# Robinson-Tooley Subwatershed Study

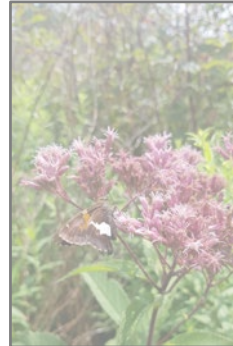
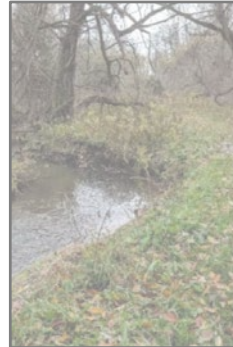
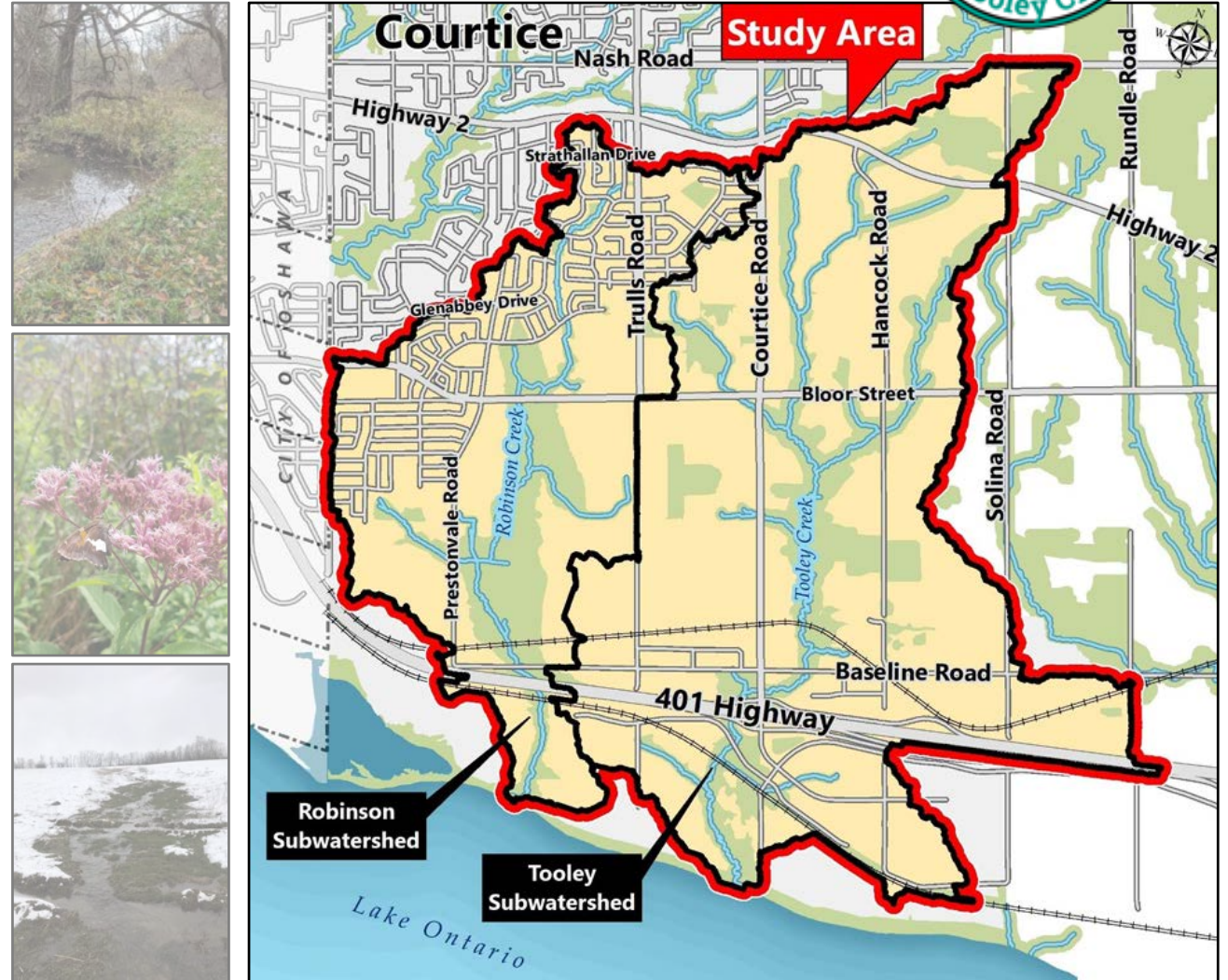


## Phase 1 Existing Conditions Report

- Groundwater
- Surface water
- Aquatic Habitat
- Vegetation Communities

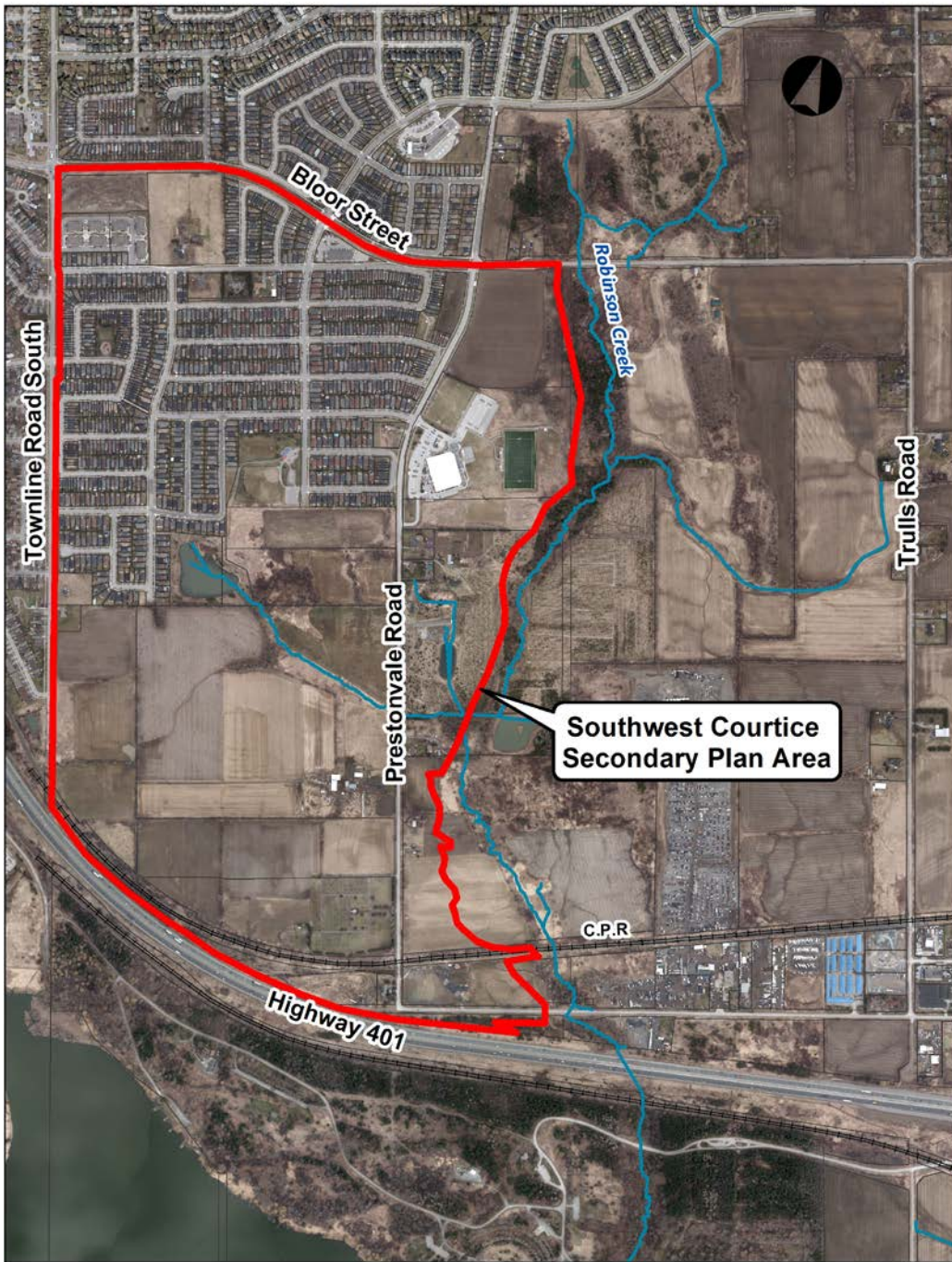
## Phase 2 Management Plan

- Stormwater Management including Low Impact Development measures
- Groundwater recharge/infiltration parameters
- Natural resource strategies





# Update Area Context



## Plan Area

- 216 hectares
- Bounded by:
  - Bloor Street in the north
  - Robinson Creek valley in the east
  - Highway 401 in the south
  - Townline Road South in the west

## Northern portion

- Nearly built out; few parcels remaining for development

## Southern portion

- Mostly agricultural; tributary of Robinson Creek; cemetery at northwest corner of Prestonvale Road and CP Rail
- Includes employment lands to south

# Secondary Plan Process: Stages

## Stage ①

### Background and Analysis

- Conduct background review
- Analysis of existing conditions
- Develop Draft Planning & Urban Design Guiding Principles

## Stage ②

### Alternative Land Use Plans

- Prepare Evaluation Criteria
- Prepare alternative land use plans for each project area
- Evaluate land use plans to identify preferred alternative

## Stage ③

### Draft Documents

- Finalize preferred land use plans
- Prepare Draft Secondary Plans, Zoning By-Laws and Guidelines
- Prepare Draft Environmental Assessment Documentation

## Stage ④

### Final Documents

- Finalize Secondary Plans, Zoning By-Laws and Guidelines
- Finalize Environmental Assessment Documentation



# Background and Technical Studies



## Stage 1 Summary Report

- Cultural Heritage Assessment
- Archaeological Assessment
- Transportation Impact Assessment
- Servicing, Existing Conditions, Opportunities and Constraints Report

## Stage 2 Summary Report

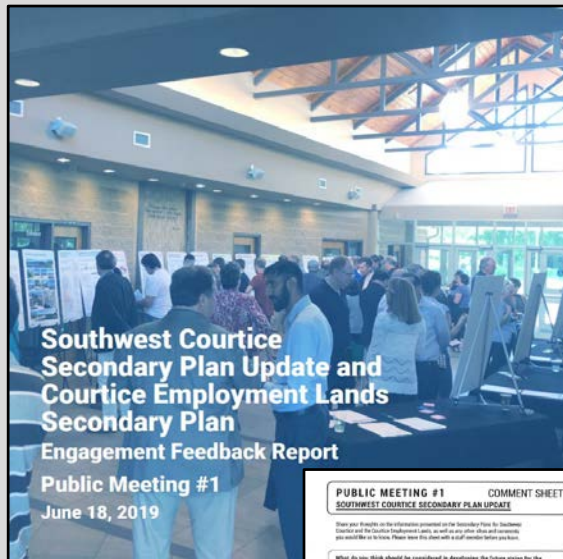
- Best Practices
- Options Evaluation

## Stage 3 Reports

- Functional Servicing Report
- Traffic Impact Assessment
- Planning Rationale

# Community Engagement

## Public Information Centre #1



Clarington URBAN STRATEGIES INC.

**PUBLIC MEETING #1 COMMENT SHEET**  
SOUTHWEST COURTYCE SECONDARY PLAN UPDATE

Share your thoughts on the information presented on the Secondary Plan for Courtyce Employment Lands and the Courtyce Employment Lands, as well as any other ideas and suggestions you would like us to know. Please leave this sheet with a staff member before you leave.

What do you think should be considered in developing the future vision for the Secondary Plan area?

*Very important to consider green spaces, local schools and the future of the area. Also, need more opportunities to engage with residents in our community.*

Other comments and feedback:

LET US KNOW WHAT YOU THINK!

Clarington URBAN STRATEGIES INC.

Over 1,400 people notified;  
About 60 people attended

## Landowner Workshop



### MEETING OBJECTIVES

Seek feedback on the three draft options with a focus on the following key issues:

- 1 Block / lot flexibility
- 2 Land use compatibility
- 3 Employment land flexibility
- 4 Parkland access and configuration

All landowners in the  
update area invited

## Public Information Centre #2



Clarington URBAN STRATEGIES INC.

**WHAT DO YOU THINK?** 15

Use the space below to tell us which of the three options you prefer and why.

**NORTH OPTION** **SOUTH OPTION** **HYBRID OPTION**

*Best option is North. It has the most green space and is closest to the school. It also has the most parking spaces.*


*Best option is South. It has the most green space and is closest to the school. It also has the most parking spaces.*

*Best option is Hybrid. It has the most green space and is closest to the school. It also has the most parking spaces.*

Over 1,400 people notified;  
About 32 people attended

# Draft Secondary Plan Documents

## Official Plan Amendment



**Amendment No XX**  
**To the Municipality of Clarington Official Plan**


**Purpose:** The purpose of this Amendment is to create a planning framework that will facilitate the development of a complete community in the Bayview Secondary Plan area, both in the already built neighbourhood to the north, and in the unbuilt area to the south.

**Location:** This Amendment applies to a 216-ha area bounded by Bloor Street in the north, Robinson Creek in the east, the CP rail corridor and Highway 401 in the south, and Townline Road South in the west. The subject lands are entirely within the Courthouse urban area boundary and located at the extreme west edge of the Municipality of Clarington. The City of Oshawa is located immediately to the west of the Secondary Plan area.


**Basis:** In 1996 a Neighbourhood Plan was first adopted for Southwest Courthouse. At this time, land uses, built form and density for the northern portion of the study area were identified. The southern portion of the Plan required service from the Courthouse Trunk Sewer and was left as "Future Urban Residential". The Region of Durham later began the process of extending the Courthouse Trunk Sewer, and in early 2018 a landowner group approached staff to initiate an update to the Southwest Courthouse Secondary Plan in anticipation of the southern lands being serviceable. In June 2018, staff recommended that the Municipality proceed with updating the Southwest Courthouse Secondary Plan. The recommendation was approved by Council, and the Southwest Courthouse Secondary Plan Update was initiated with the engagement of Urban Strategies Inc. in December 2018.

Before secondary plans in south Courthouse could advance, detailed ecological information was required to balance development with protecting natural heritage. In support of the key principles of sustainable development and ecosystem integrity in the Official Plan, the Robinson Creek and Tooley Creek Subwatershed Study was commissioned in 2017. Accordingly, this Secondary Plan update intends to implement the recommendations of the Robinson/Tooley Creek Subwatershed Study.

This Amendment is based upon the study team's analysis and an extensive public consultation process which included an open-house-style Public Information Centre in June 2019, a stakeholder workshop that included all Update-area landowners and agencies in early October 2019, and a second open-house-style Public Information Centre later in October 2019.




**Plan**  
**Clarington**  
**2018**



## Draft Secondary Plan + Schedules and Appendices

**Bayview (Southwest Courthouse) Secondary Plan**

Draft for



**LEGEND**

- Low-Medium Density Residential
- High Density Residential
- Utility
- Parkland
- Green Spaces
- Stormwater Management Facilities
- Environmental Protection Area
- Cemetery
- Special Study Area
- Preferred School Site

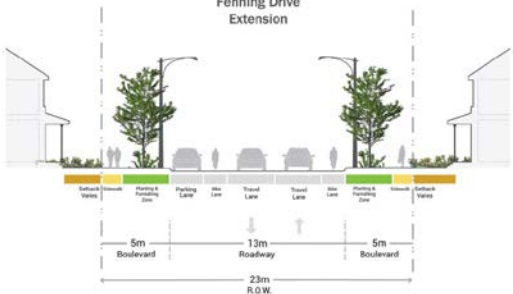
**Schedule D - Land Use**  
Bayview (Southwest Courthouse) Secondary Plan

Draft for Public Review

## Draft Urban Design and Sustainability Guidelines

**Appendix C**  
**Bayview (Southwest Courthouse) Urban Design & Sustainability Guidelines**

**Figure 4.5 Fenning Drive Cross-Section (Collector)**



**Appendix C - Urban Design Guidelines**  
Bayview (Southwest Courthouse) Secondary Plan

DRAFT - 27 May 2020



# Public Meeting Process

**June 1**  
**Notice of Public Meeting**  
Over 1,400 notified

**June 23**  
**Statutory Public Meeting**  
Online presentation

**Revise Documents**  
Submissions from public, staff and agencies

**Recommendation Report**  
Submit to Council for approval

**Zoning By-law**  
Present to Council

# Public Meeting Comments since June 1

## Public Comments

- Traffic impacts
- Access to Highway 401
- Access to schools and parks
- Connection of Fenning Dr to Prestonvale Rd
- Whether Environmental Protection area can change
- Scope of Public Meeting

## Agency Comments

- Anticipated build out horizon of update area

**Part II**

# **Draft Secondary Plan**



# Vision and Principles

The Bayview Secondary Plan envisions:

- a predominantly low-rise residential community;
- walkable streets;
- a diversity of housing types;
- accessible and versatile parkland; and
- enhanced and protected natural features.

The Bayview Secondary Plan is based on eight principles, each of which is supported by a set of objectives for the community.







Principle 1: Support a high quality of life for households of all sizes, ages and incomes





**Principle 2: Protect, enhance and value significant natural features**





**Principle 3: Promote environmental sustainability, energy efficiency and resilience**





Principle 4: Conserve and integrate significant and valued cultural heritage resources





Principle 5: Connect the neighbourhood to the broader community and region by all modes of travel





Principle 6: Encourage social interaction and outdoor activity





Principle 7: Create a distinct character and memorable sense of place for the neighbourhood

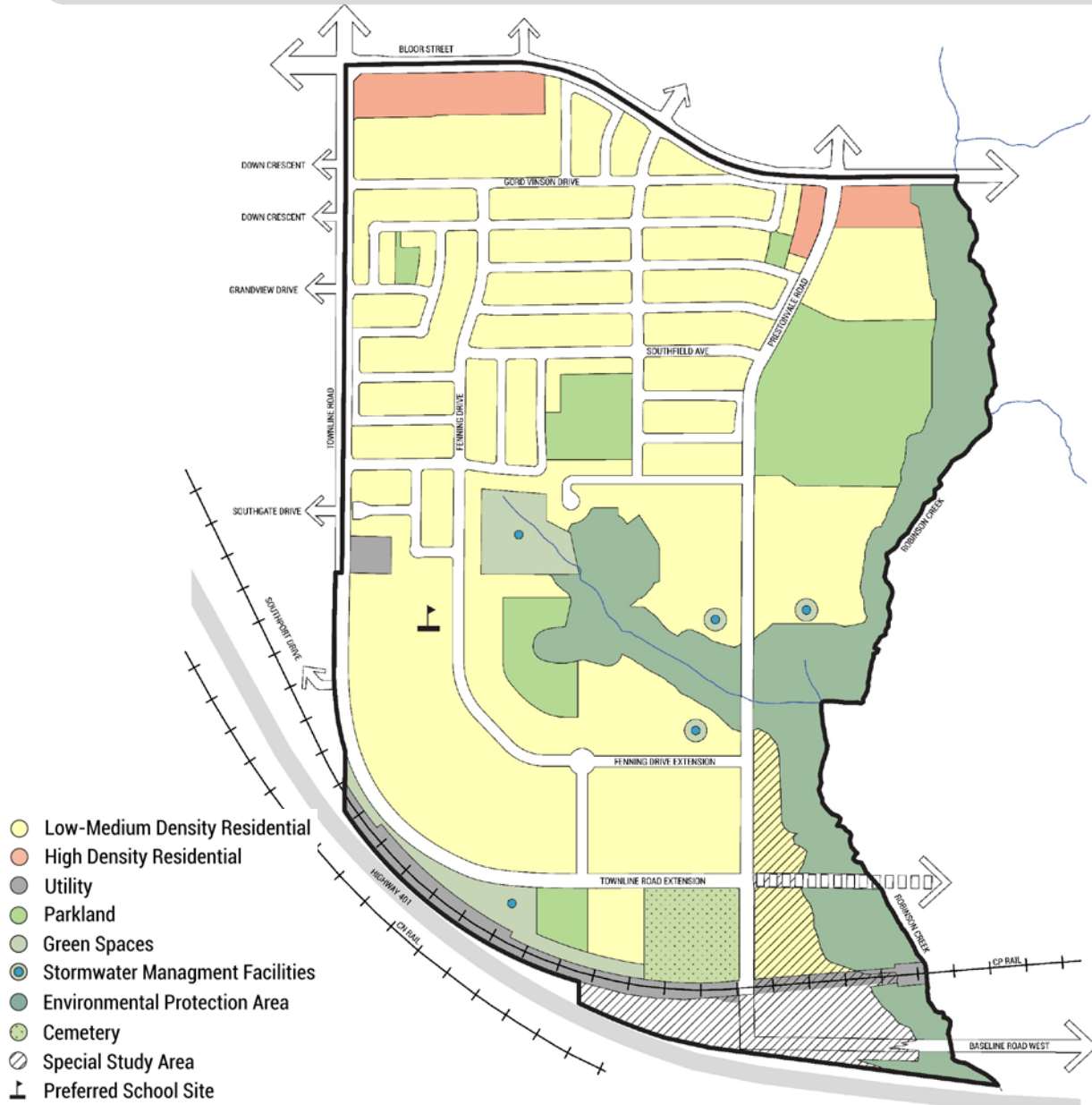




Principle 8: Develop the neighbourhood in an orderly, coordinated and cohesive fashion



# Community Structure – Low and Medium Rise Residential



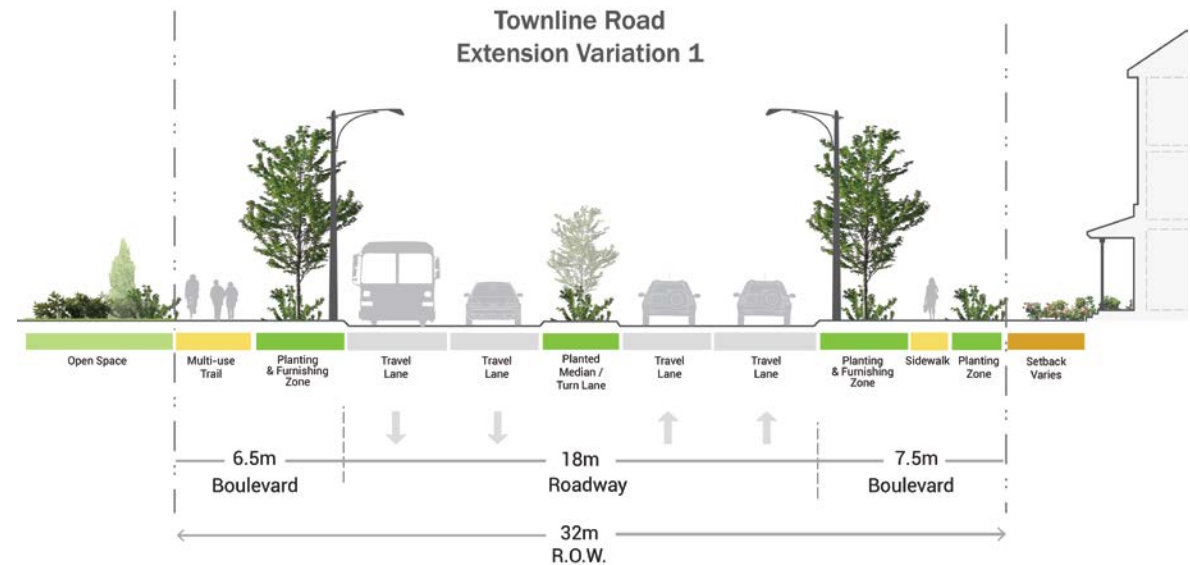
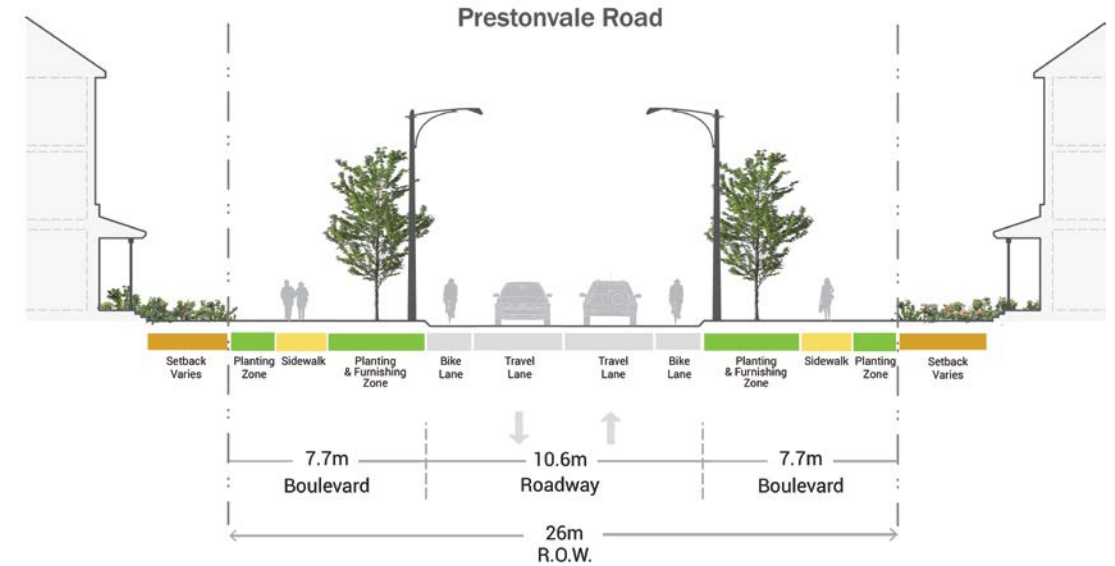


# Community Structure – Environmental Protection Area



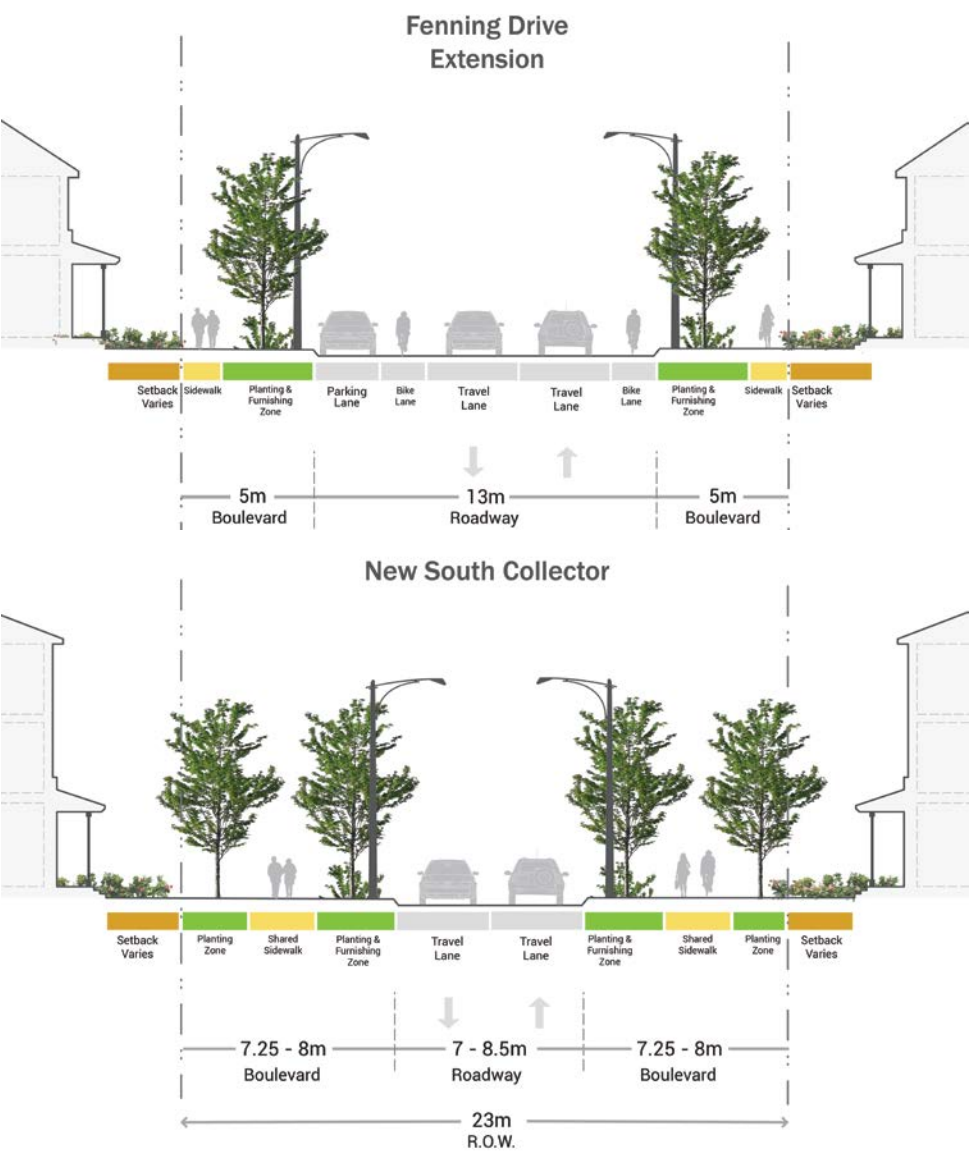
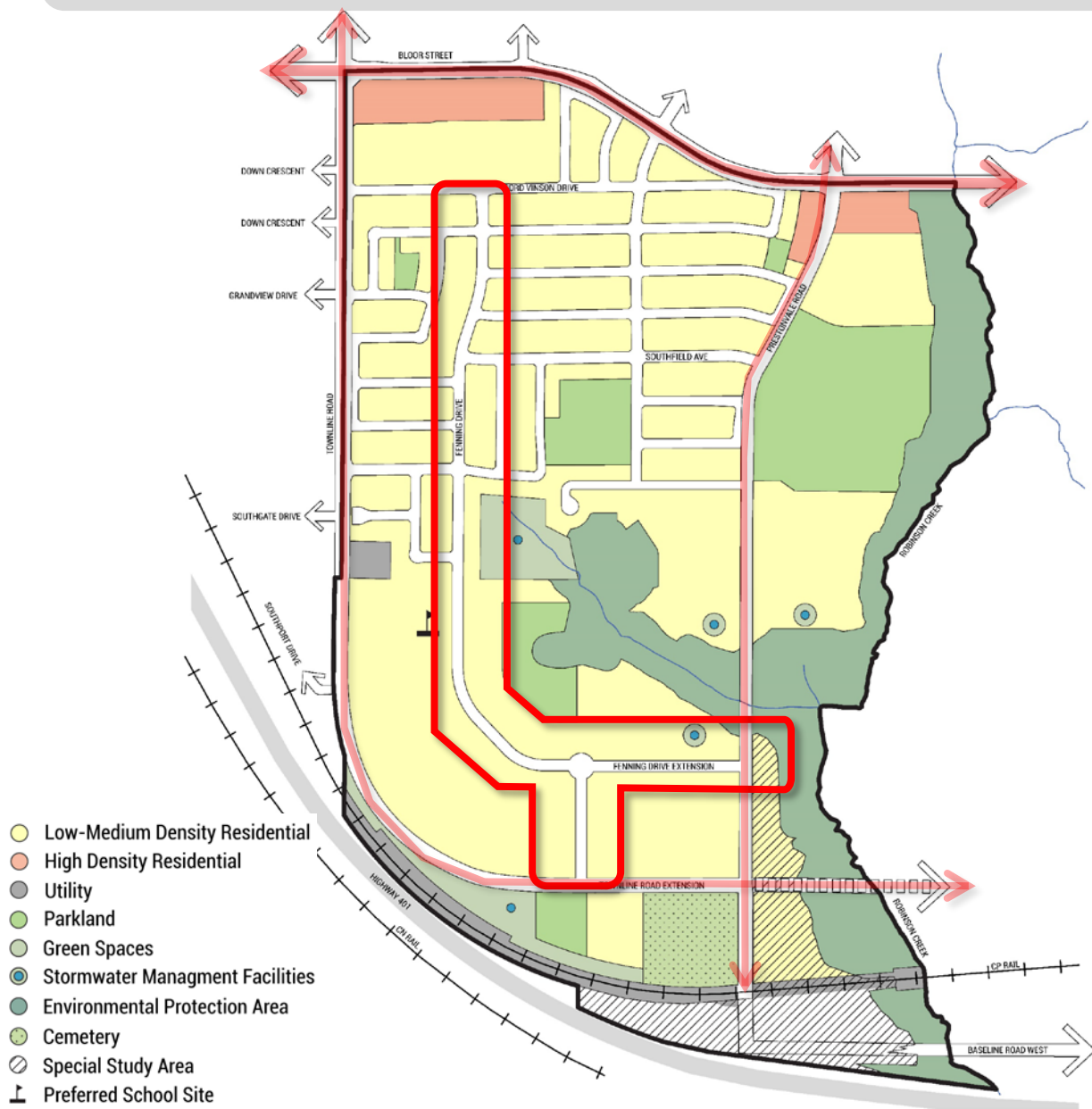


# Community Structure - Arterials





# Community Structure - Collectors



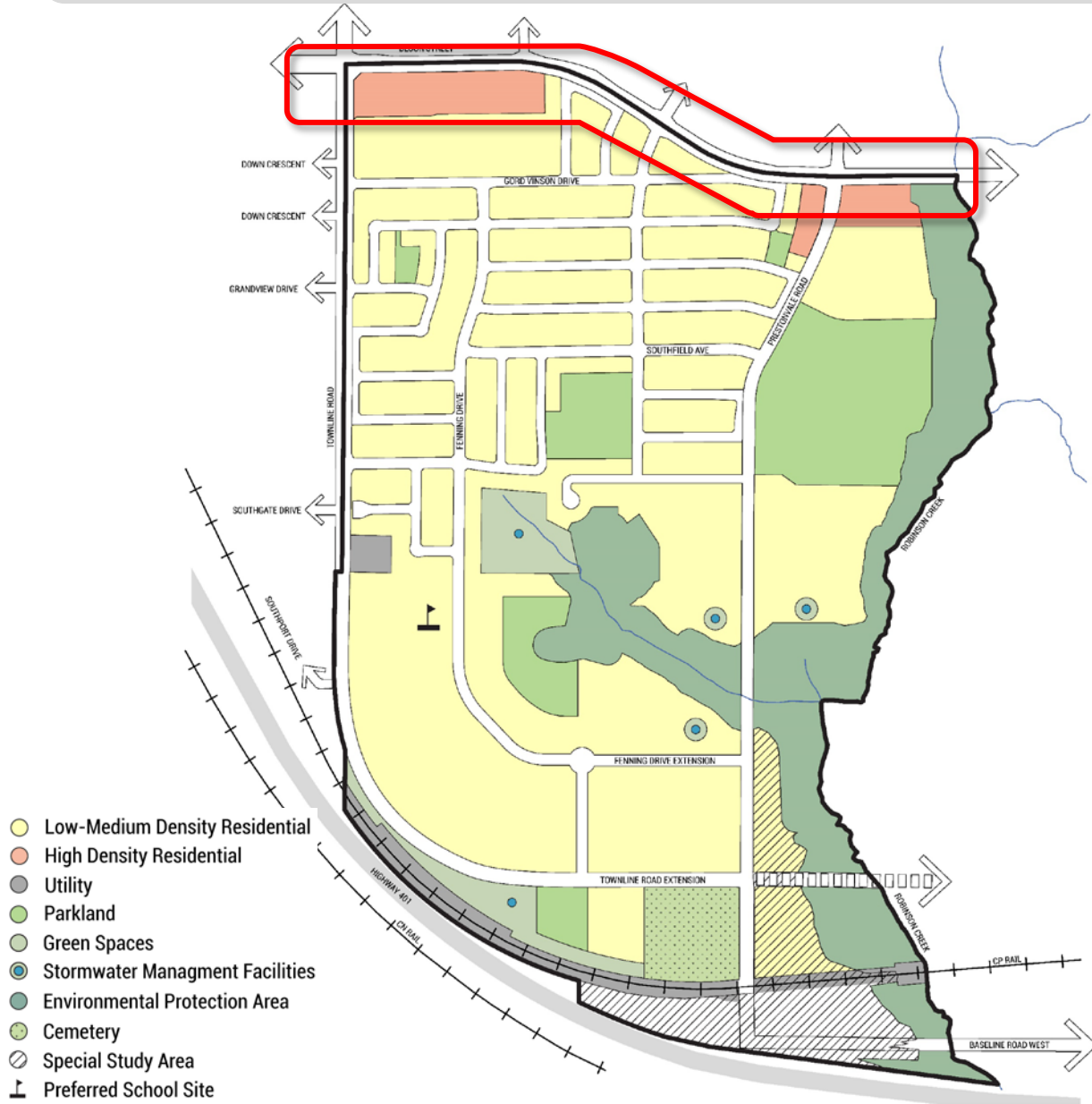


# Community Structure – Public Open Spaces



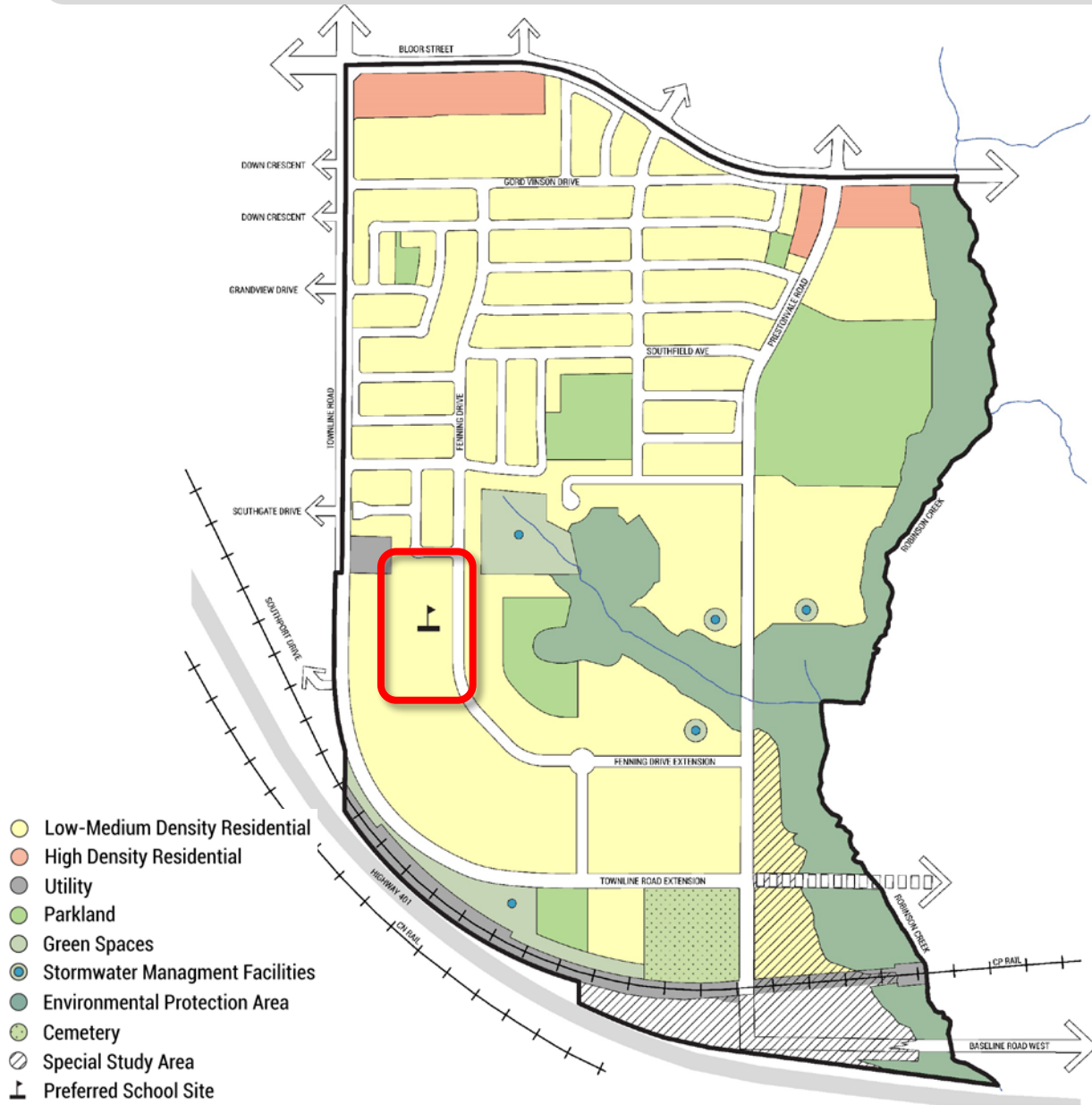


# Community Structure – Bloor Street Corridor





# Community Structure – Preferred School Site





# Secondary Plan Policies

1. The Environment, Energy and Water
2. Cultural Heritage
3. Streets and Mobility
4. Land use and Built Form
5. Parks and Community Facilities
6. Implementation



# The Environment, Energy and Water

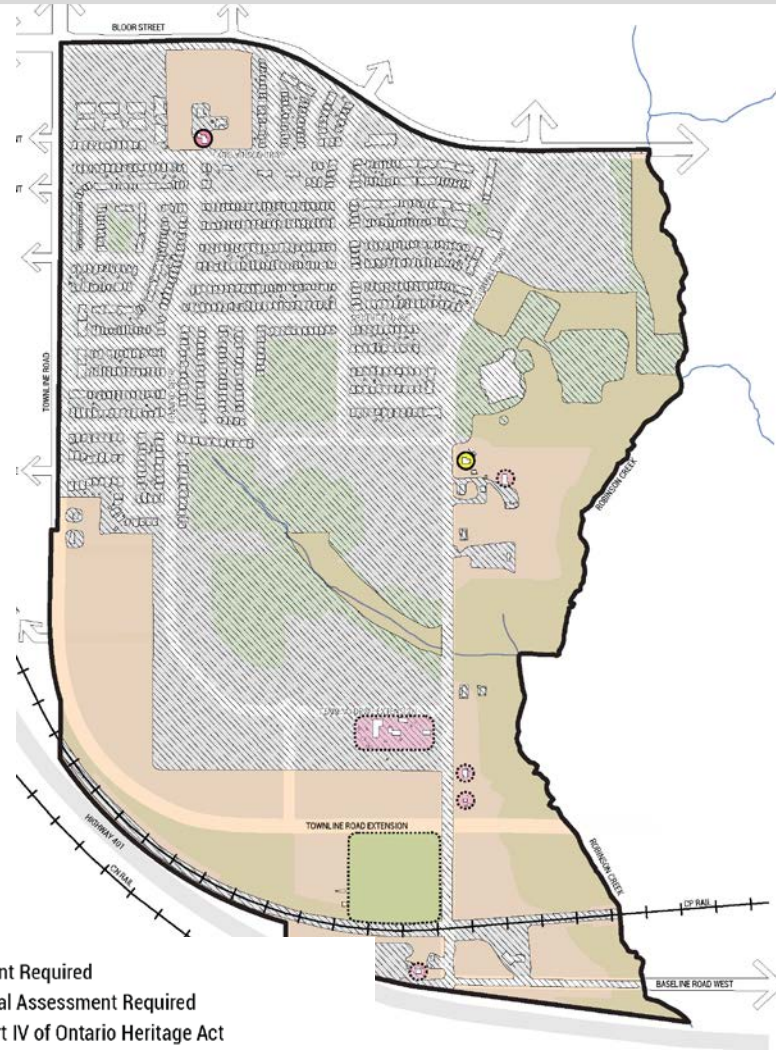


- Minimize impacts of development on natural heritage features.
- Establish a network of green corridors along the Robinson Creek.
- Increase the tree canopy and support woodland coverage targets.
- Design buildings and infrastructure to have a high standard for energy, water conservation, and flood mitigation.





# Cultural Heritage



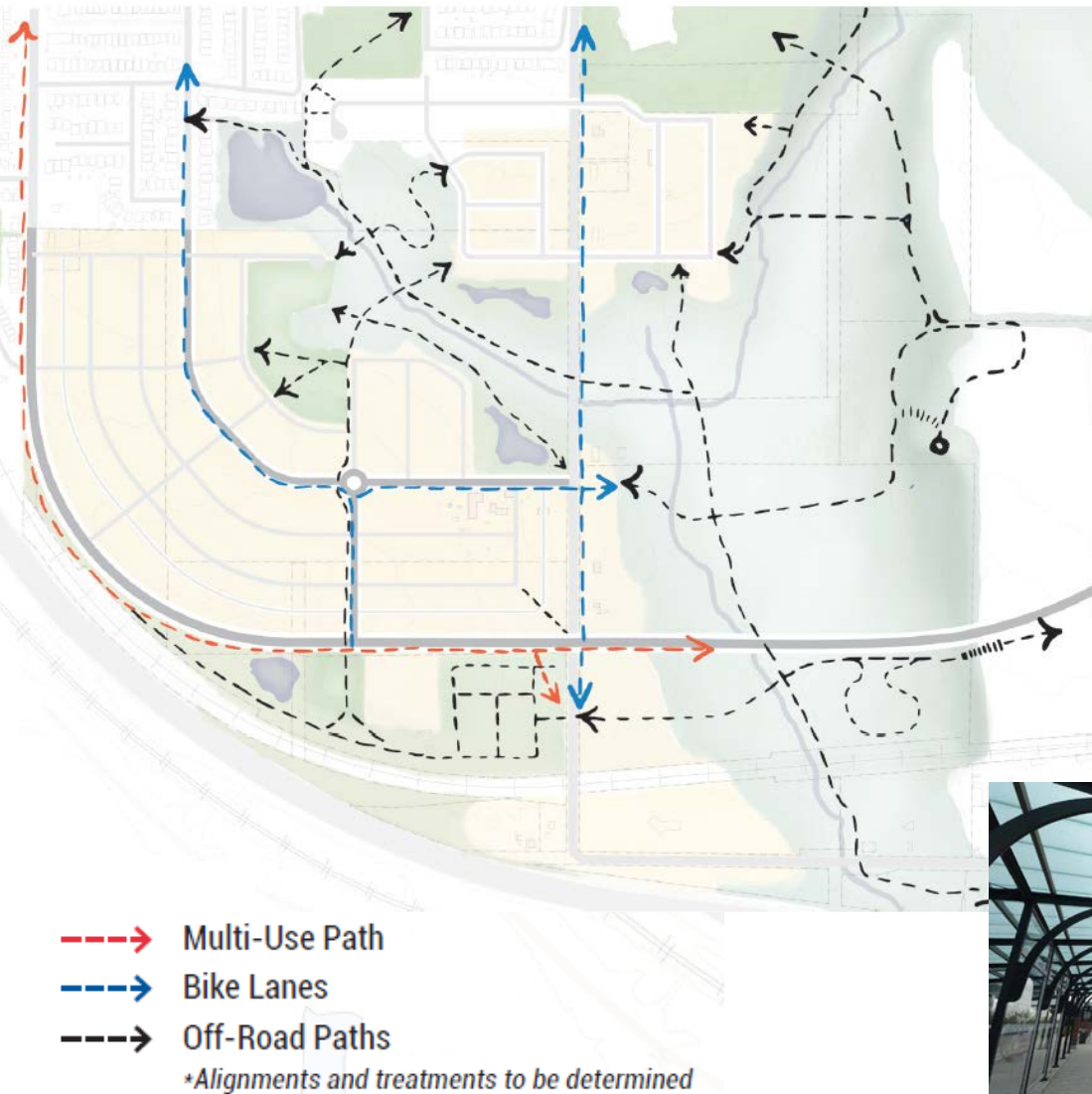
- Conserve and reuse culturally significant historic buildings and their immediate landscapes.
- Interpret the area's cultural heritage within the public realm.



- No Further Assessment Required
- Stage 2 Archaeological Assessment Required
- Designated Under Part IV of Ontario Heritage Act
- Primary Property on Municipality of Clarington Heritage Inventory
- Properties with Potential Cultural Heritage Value or Interest
- Landscapes with Potential Cultural Heritage Value or Interest



# Streets and Mobility



- Ensure the road network facilitates the use of all modes.
- Establish an interconnected network of trails and facilities.
- Establish inviting, comfortable transit stops within the neighbourhood.
- Ensure streets, buildings and parking facilities can adapt to changes in travel behavior and technologies.





# Parks and Community Facilities



- Ensure parks and other public open spaces are highly visible, accessible, and usable.
- Ensure parks contain a range of neighbourhood-scale facilities for residents of all ages and abilities.
- Use significant natural features and stormwater management facilities to enhance the character of, & connectivity within, the open space network.
- Ensure trees are planted to define streetscapes and parks over time.
- Integrate public art into the design of public spaces.





# Part III

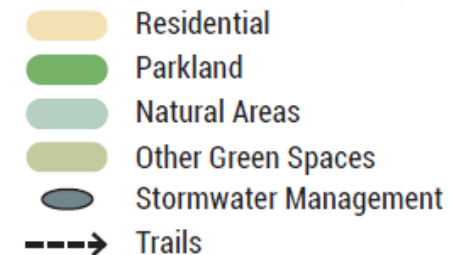
# Next Steps



# Implementation

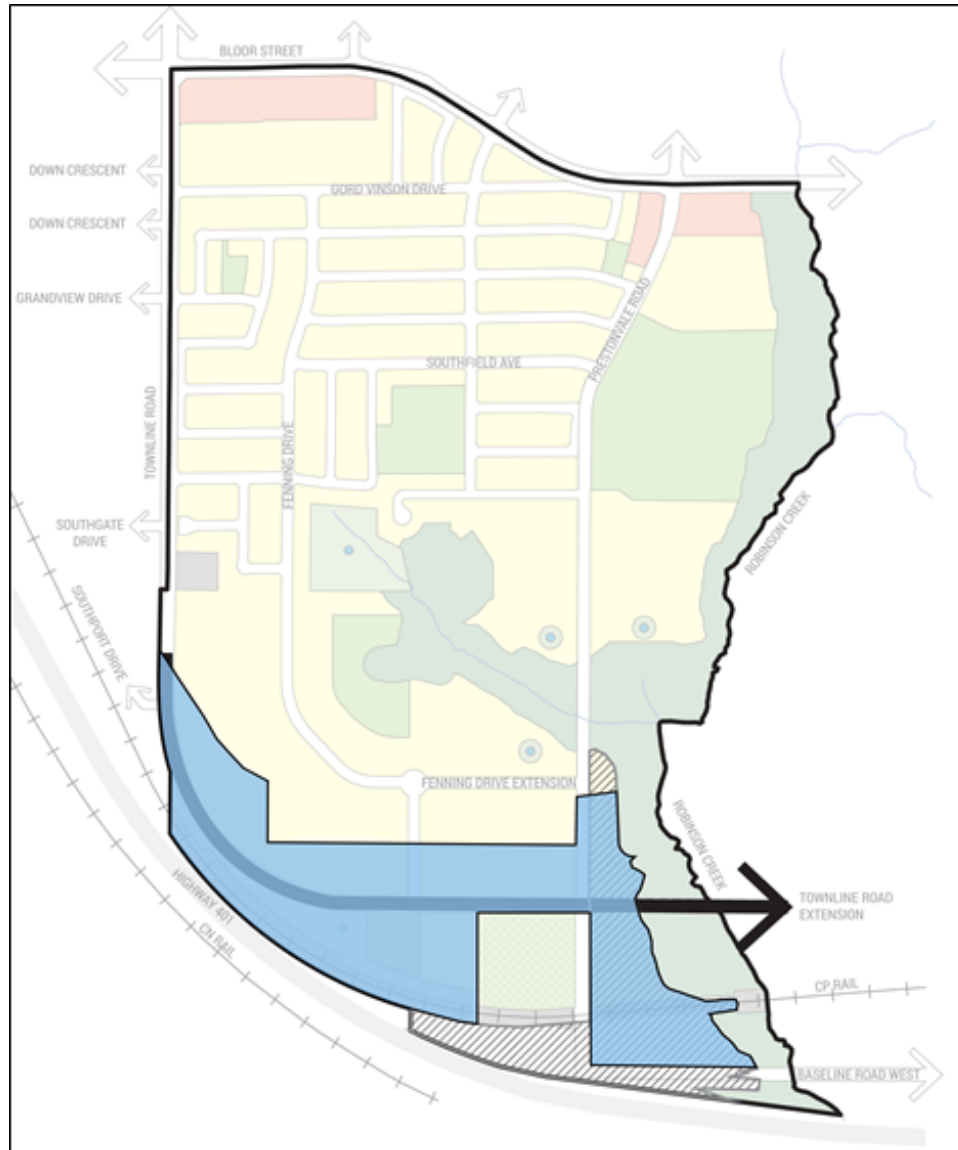


- Ensure roads and municipal services required for any part of the neighbourhood are in place and operative prior to or coincident with development.
- Ensure each phase of development is contiguous to a previous phase.
- Ensure lot patterns are rational and efficient.





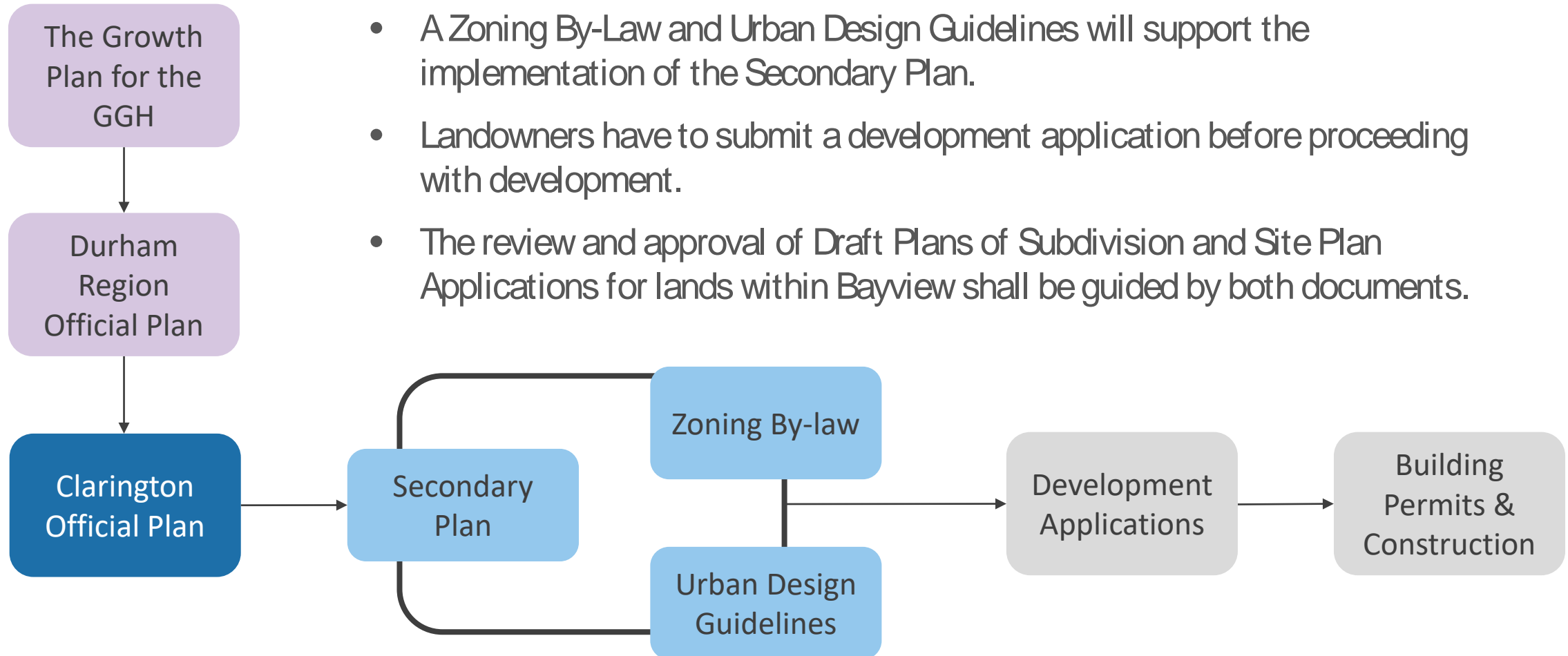
# Employment Lands Conversion



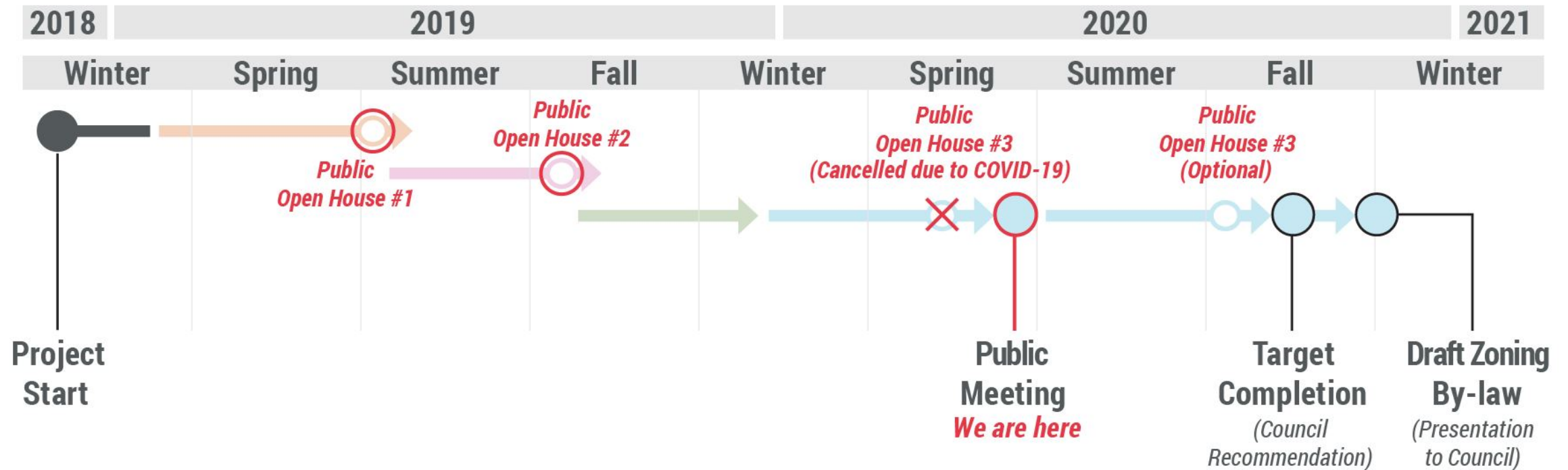
- The Bayview Secondary Plan will guide development from Bloor Street southward to the 401 Corridor.
- The southern portion of the Secondary Plan Area is to be considered for conversion to residential land use through the Regional Municipal Comprehensive Review process (Envision Durham).



# Implementation



# Timeline





Thank you for your interest  
**Discussion**

*Clarington*

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