



# Statutory Public Meeting Official Plan Amendment for the Southeast Courtice Secondary Plan & Environmental Assessment



June 23, 2020

PSD- 2020-0002

(PLN 41.10)

**Clarington**





# Presentation Outline



## Part I – Project Background



## Part II – Draft Secondary Plan & Urban Design and Sustainability Guidelines



## Part III – Next Steps



# Project Team



*Clarington*



**Lisa Backus**



**Carlos Salazar**



**Karen Richardson**



**Raymond Tung**



**Kevin Phillips**



**Andrew Davidge**

**AECOM**

gladki planning associates

## Steering Committee

Municipal staff  
Municipal consultants  
Regional staff  
CLOCA  
School boards  
LOG representatives





# Part 1 – Project Background





# Study Area



The Area is surrounded on the north and west with predominantly low-density residential neighbourhoods.



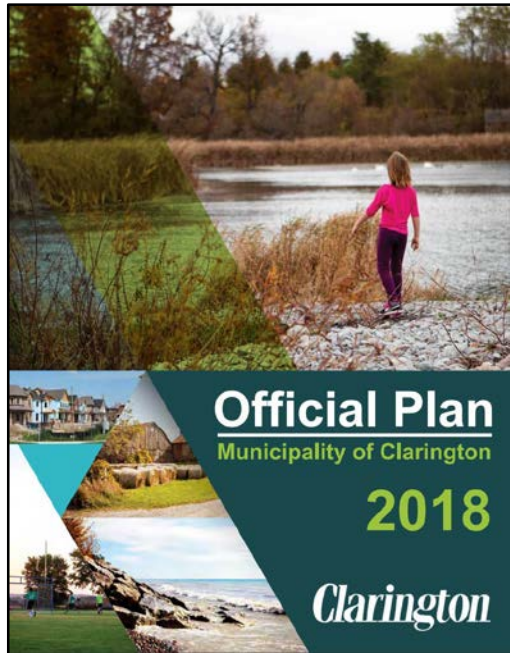
East of the Secondary Plan Area is outside of the Urban Boundary.

The lands south of this Secondary Plan Area are within the Urban Area.

These lands are designated for Employment Uses and have been identified as a Major Transit Station area. These lands contain the Courtyce GO Station.



# What is a Secondary Plan?

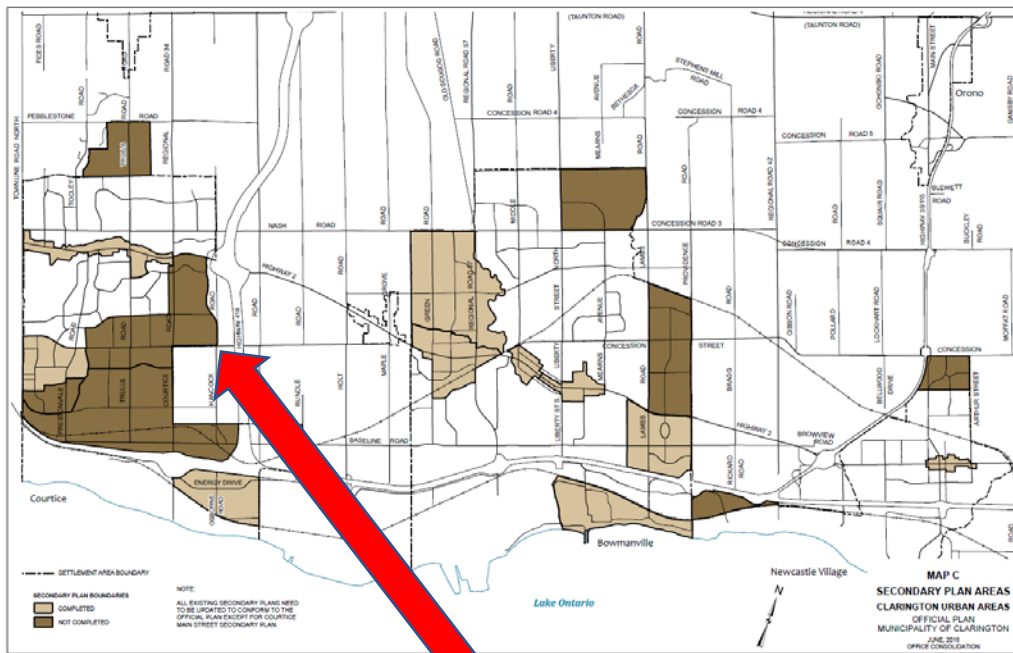


- Details the objectives and policies of Clarington's Official Plan
- Promotes a variety of housing types and other uses
- Sets densities
- Establishes development guidelines to guide growth
- Directs public and private investment around infrastructure and amenities





# Request to Initiate





## Official Plan

Municipality of Clarington

# 2018

# Clarington

7



# Council Priorities



Sustainability and Climate Change



Co-ordination of Initiatives



Community Engagement



Affordable Housing



Urban Design

*Clarington*

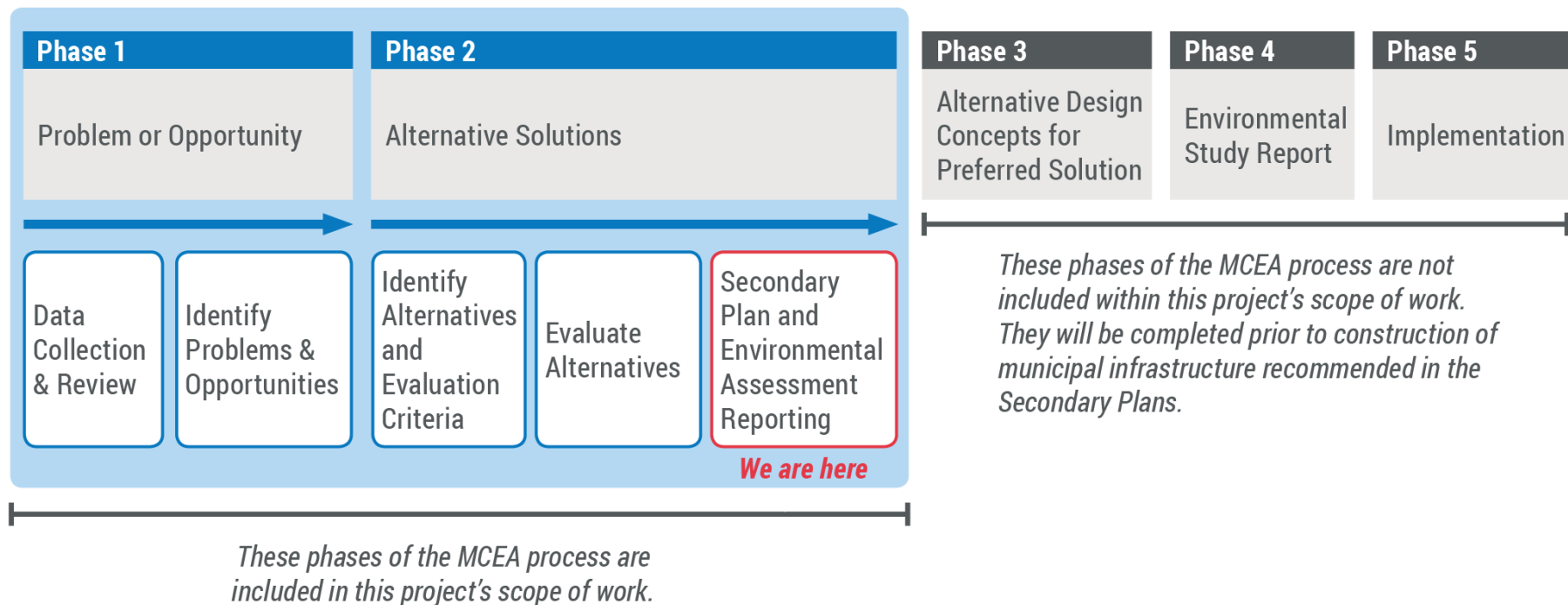


# Environmental Assessment (EA)



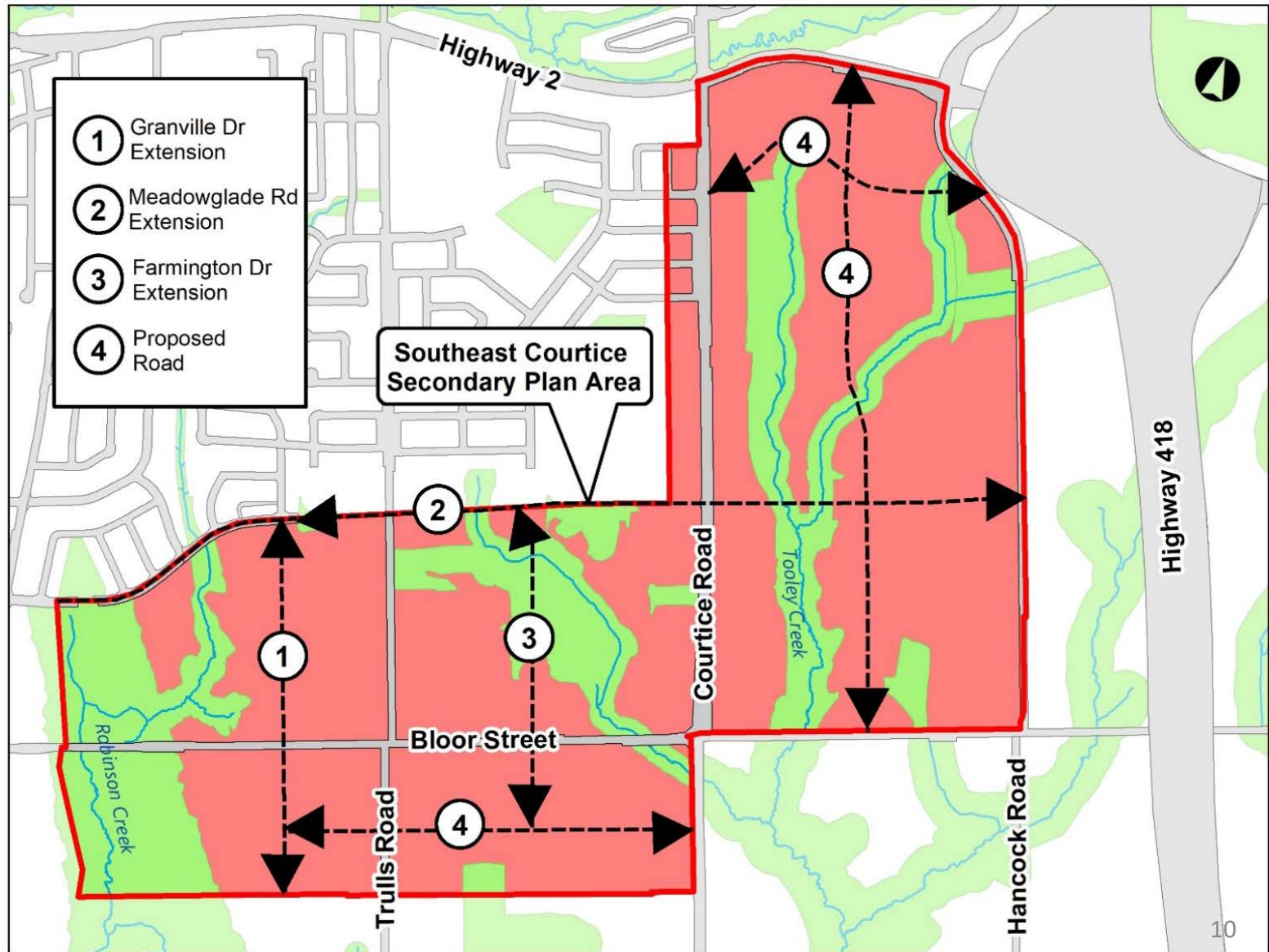
## What is an Integrated Approach to the Secondary Plan and Environmental Assessment

An EA is a multi-phased study identifying the potential positive and negative environmental effects of municipal infrastructure projects.



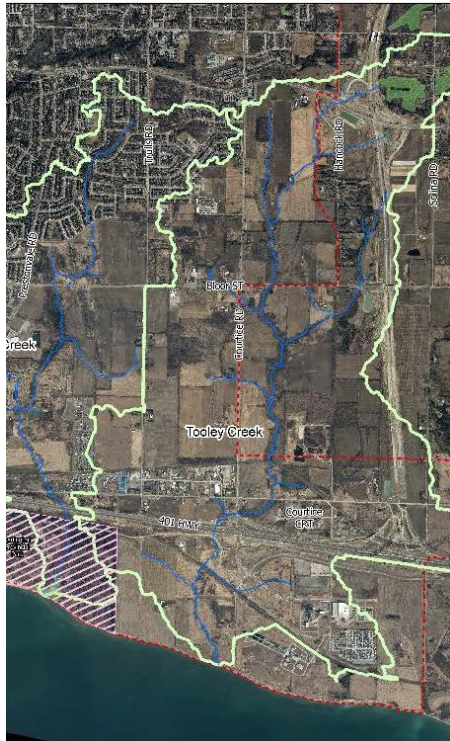


# Environmental Assessment (EA)





# Robinson Creek and Tooley Creeks Subwatershed Study



- Phase 1 – Existing Conditions
  - 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





# Secondary Plan Process



## SOUTHEAST COURTYCE SECONDARY PLAN – DRAFT TERMS OF REFERENCE

### Phase 1

#### Technical Background

- Subwatershed Integration;
- Policy Review;
- Planning Background Report;
- Transportation Analysis;
- Functional Servicing Report;
- Agricultural Impact Evaluation;
- Sustainability Plan & Green Development Principles;
- Commercial Analysis
- Archeological & Heritage Analysis
- Environmental Assessment
- Opportunities and Constraints Analysis

#### PUBLIC INPUT

- 2 PICs
- Online Engagement

### Phase 2

#### Urban Design and Sustainability Principles and Alternative Land Uses

- Best Practises
- Urban Design and Sustainability Principles
- Alternative Land Use Plans

#### PUBLIC INPUT

- PIC
- Online Engagement

### Phase 3

#### Preferred Land Use Plan

- Preferred Land Use Plan
- Urban Design and Sustainability Guidelines
- Transportation Network and Report
- Functional Servicing Report
- Fiscal Impact Study
- Draft: Secondary Plan, Zoning By-law & Demonstration Plan

#### PUBLIC INPUT

- PIC
- Online Engagement

### Phase 4

#### Final Secondary Plan

- Final Secondary Plan with Urban Design and Sustainability Guidelines
- Official Plan Amendment
- Zoning By-law

#### PUBLIC INPUT

- Open House and Statutory Public Meeting
- Online Engagement



# Background and Technical Studies



**Planning Background Report**

**Affordable Housing Analysis**

**Commercial Needs Assessment**

**Transportation Report**

**Functional Servicing Report**

**Landscape Analysis**

**Agricultural Impact Assessment**

**Archeological Assessment**

**Built Heritage and Cultural Heritage Landscape Screening**

**Natural Resources, SWS Integration**

**Sustainability & Green Principles Report**



# Community Engagement



## PIC #1

June 2018

60+ Attendees



## Landowner meeting

October 2019

30+ Attendees



## PIC #2

November 2019

90+ Attendees



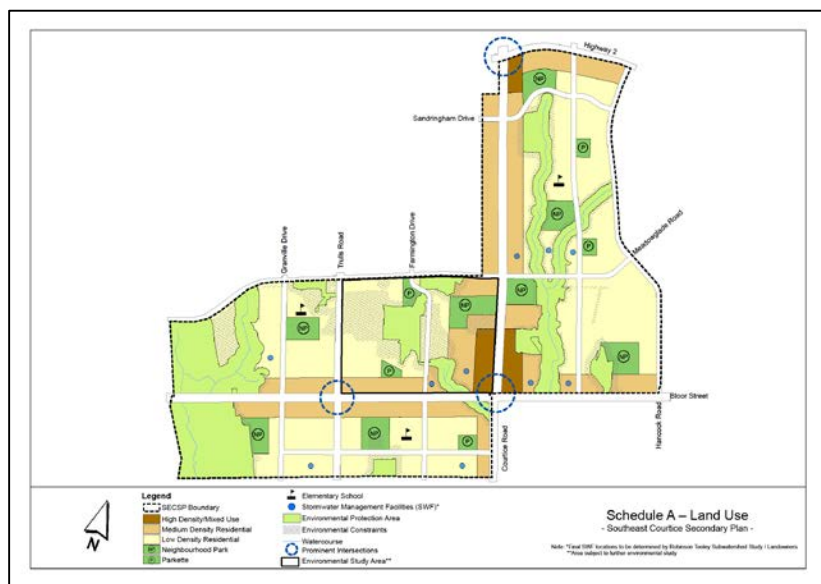
**ON-line Mapping Tool**

>5 participants

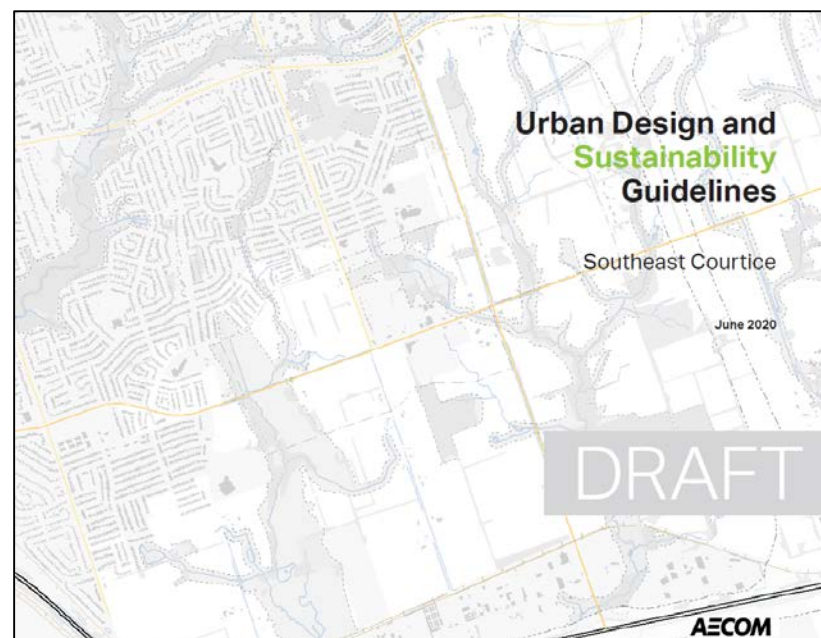
*Clarington*



# Southeast Courtice Secondary Plan



# Urban Design and Sustainability Guidelines





# Statutory Public Meeting Official Plan Amendment for the Southeast Courtice Secondary Plan

- June 1, 2020 Documents Available for
- 576 landowners within and adjacent to the Study Area (mail and/or email)
- 219 Registered Interested Parties including EA required agencies (mail and/or email)
- Clarington this Week Ad. June 4, 11, and 18
- Orono Times Ad. June 3, 10, and 17
- Website – June 1
- Twitter, Facebook - June 1
- Planning E-update – June 18

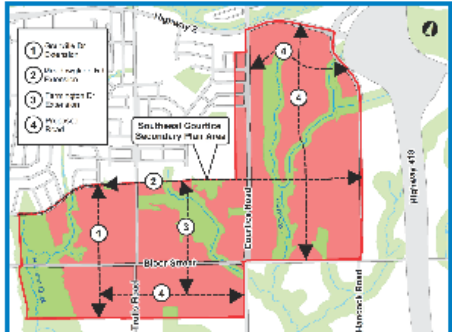
## Southeast Courtice Secondary Plan

The transit-oriented neighbourhoods proposed by the Southeast Courtice Secondary Plan will include a diverse range of housing located within walking distance to shopping, services, schools and amenities. It will include a variety of densities and mix of uses along Bloor Street and Courtice Road. The Plan has been designed with the preservation of the natural heritage system as a priority.

**Tuesday, June 23, 2020**  
5 p.m. | Online or Call-In

**How to Join the Statutory Public Meeting**  
To join the meeting online from [www.clarington.net/calendar](http://www.clarington.net/calendar) click on the Join Microsoft Teams Meeting link provided in the "How to Join the Electronic Public Meeting" document next to the Agenda.  
To join the meeting by phone call 1-289-274-8255 Conference ID: 440 253 999#.

A copy of the proposed Official Plan Amendment and background information is available at [www.clarington.net/SoutheastCourtice](http://www.clarington.net/SoutheastCourtice) on June 1, 2020.  
For more information about this matter including appeal rights, contact Lisa Backus or Carlos Salazar at 905-623-3379 or [SoutheastCourtice@clarington.net](mailto:SoutheastCourtice@clarington.net).





# Public Comments Received



## **Thank you for the information**

- Thank you for the notice and the Secondary Plan information
- We are pleased with the Secondary Plan

## **Roads**

- Approximate alignment of the collector road south of Bloor Street
- Timing for construction
- Impact of the Secondary Plan on the existing road network

## **Property Specific Inquiries and Submissions**

- What is the land use designation on my property
- Regarding two separate properties - infrastructure, land use designations and developability
- An alternate lot pattern and park block has been submitted for a parcel
- Reshape the Environmental Review Area

## **General Inquiries**

- Timing
- Process





# Part II – Draft Secondary Plan & Urban Design and Sustainability Guidelines



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## Secondary Plan

Official Plan policies that pertain to a specific area

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## Urban Design and Sustainability Guidelines

Guidance on the implementation and interpretation of Secondary Plan policies

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## Zoning By-law

An implementation tool that contain specific requirements for the use of land

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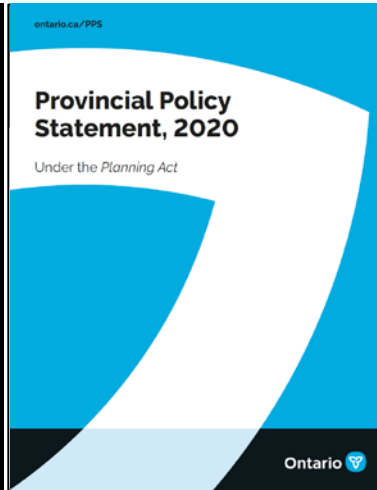


# The Bigger Picture

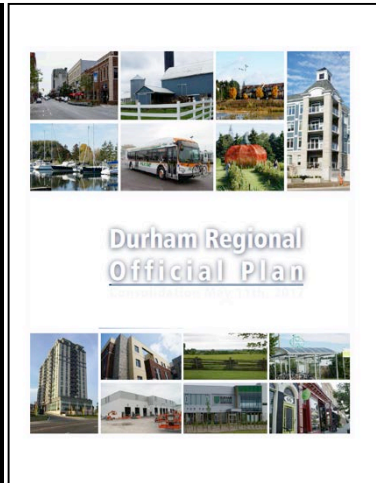


The Southeast Courtice Secondary Plan fits within a broader planning policy framework.

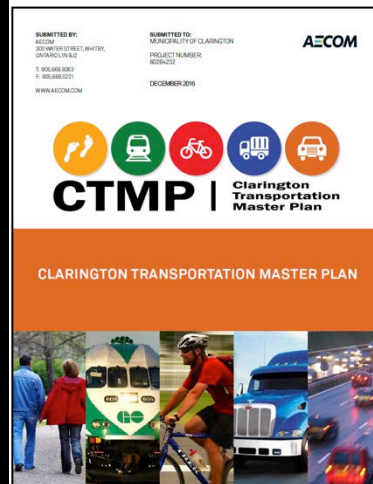
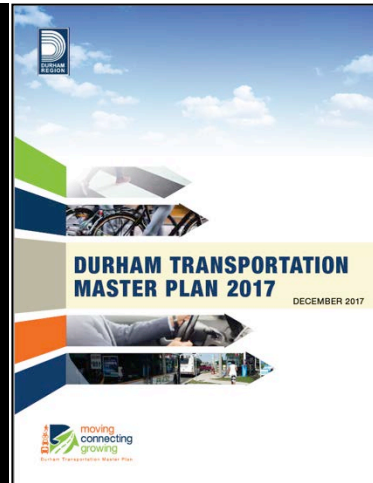
PPS / GROWTH PLAN



OFFICIAL PLANS



TRANSPORTATION MASTERPLANS



PRIORITY CLARINGTON GREEN - GUIDELINES





sustainable

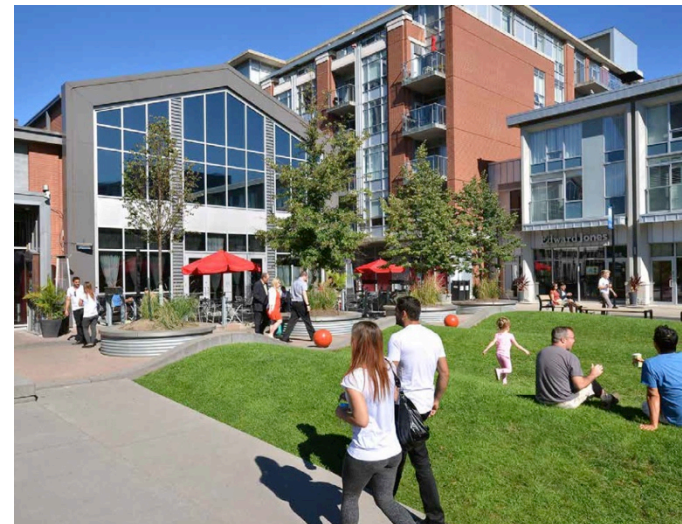
liveable

inclusive





## Environmental Protection + Environmental Performance







## Efficient Urban Form + Mixed Use







## Multi-Modal Movement







## Placemaking + Public Realm







## A Home for All





# How is the Community Organized?

Community structure consists of the following components:

1. Regional Corridor
2. Prominent Intersections
3. Urban Residential
4. Parks and Open Space System
5. Schools
6. Streets and Other Connections





# How is the Community Organized?



- Regional Corridor





# How is the Community Organized?



## Prominent Intersections





# How is the Community Organized?



## Urban Residential





# How is the Community Organized?



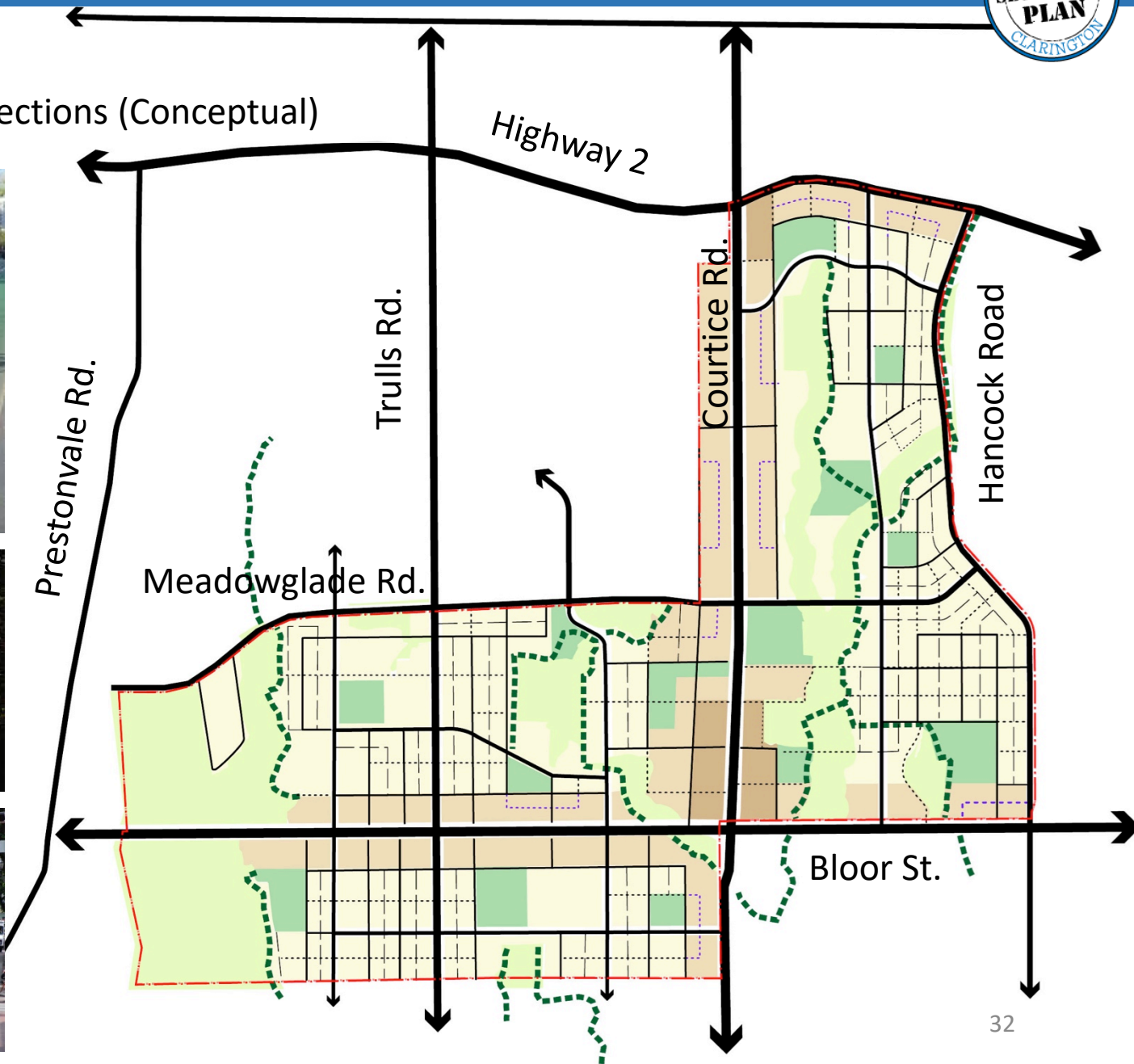
## Parks and Open Space Systems





# How is the Community Organized?

## Streets and Other Connections (Conceptual)





## High Density/Mixed Use



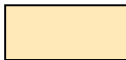
- Greatest concentration of density and use
- 7-12 storeys

## Medium Density Residential



- Apartments, townhouses, stacked town houses, dwelling units within a mixed-use building
- 3 - 6 storeys

## Low Density Residential



- Mix of housing types, including detached, semis, townhouses, low-rise apartments, accessory apartments

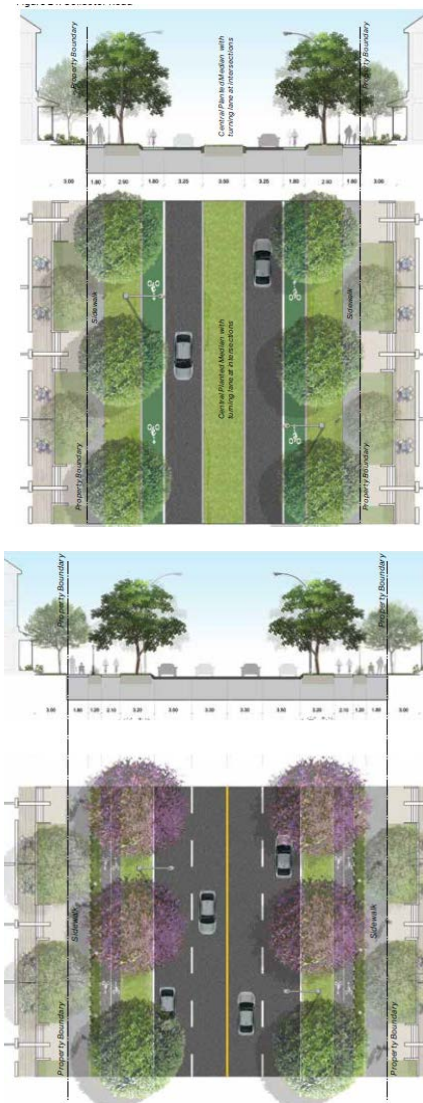




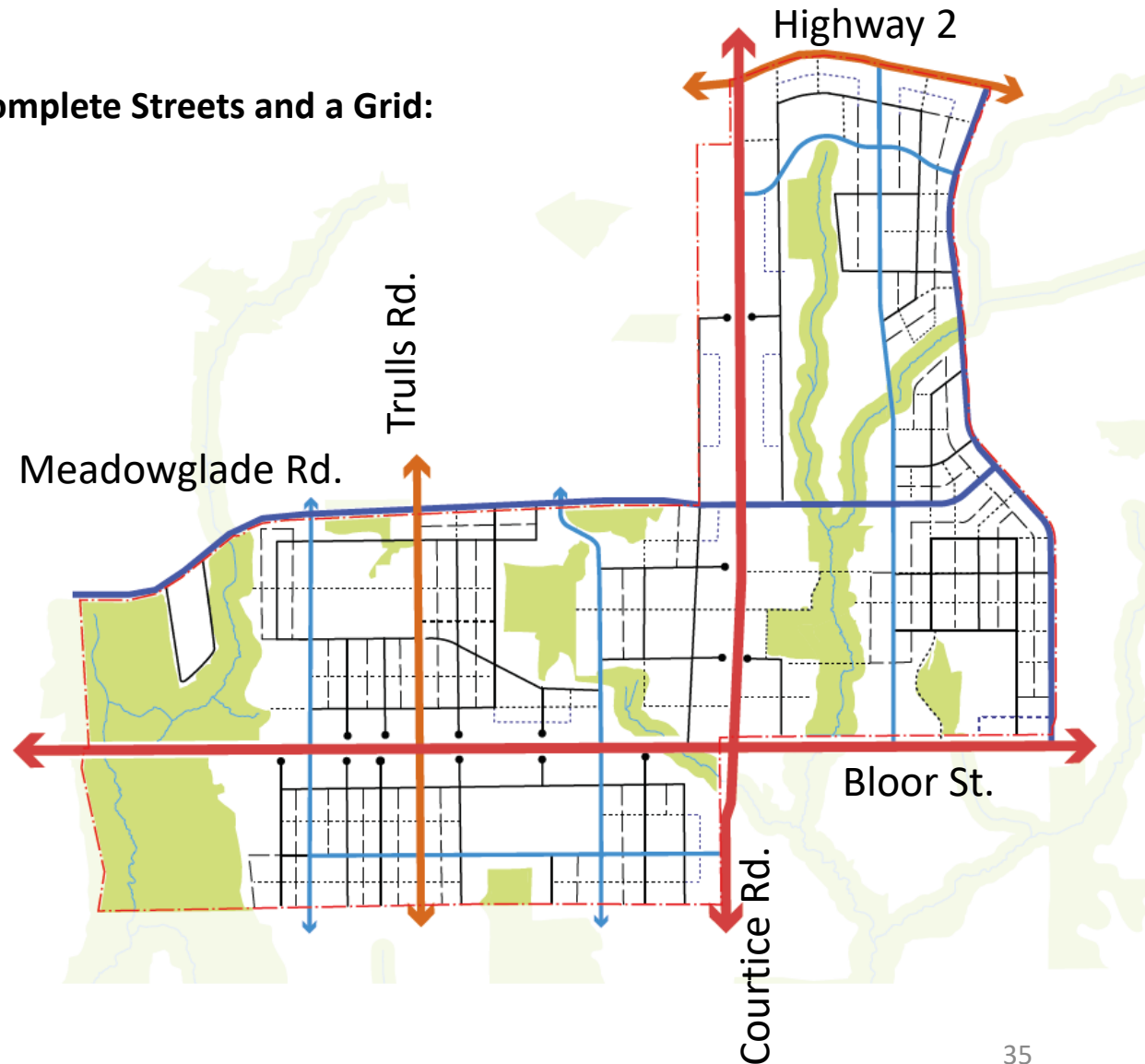
# Housing Variety







## Complete Streets and a Grid:





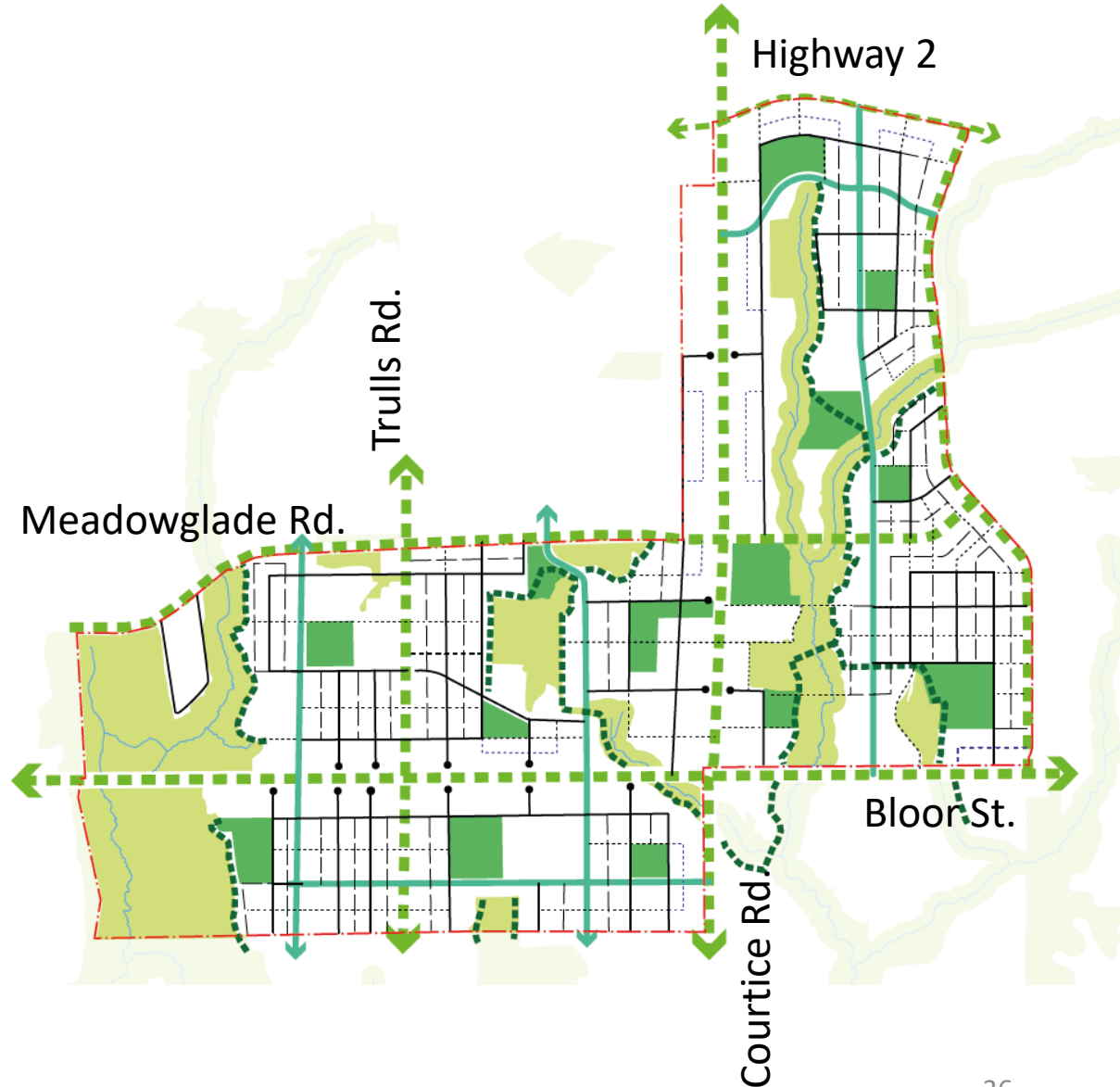
Dedicated bicycle path



On-street bicycle path



Trail







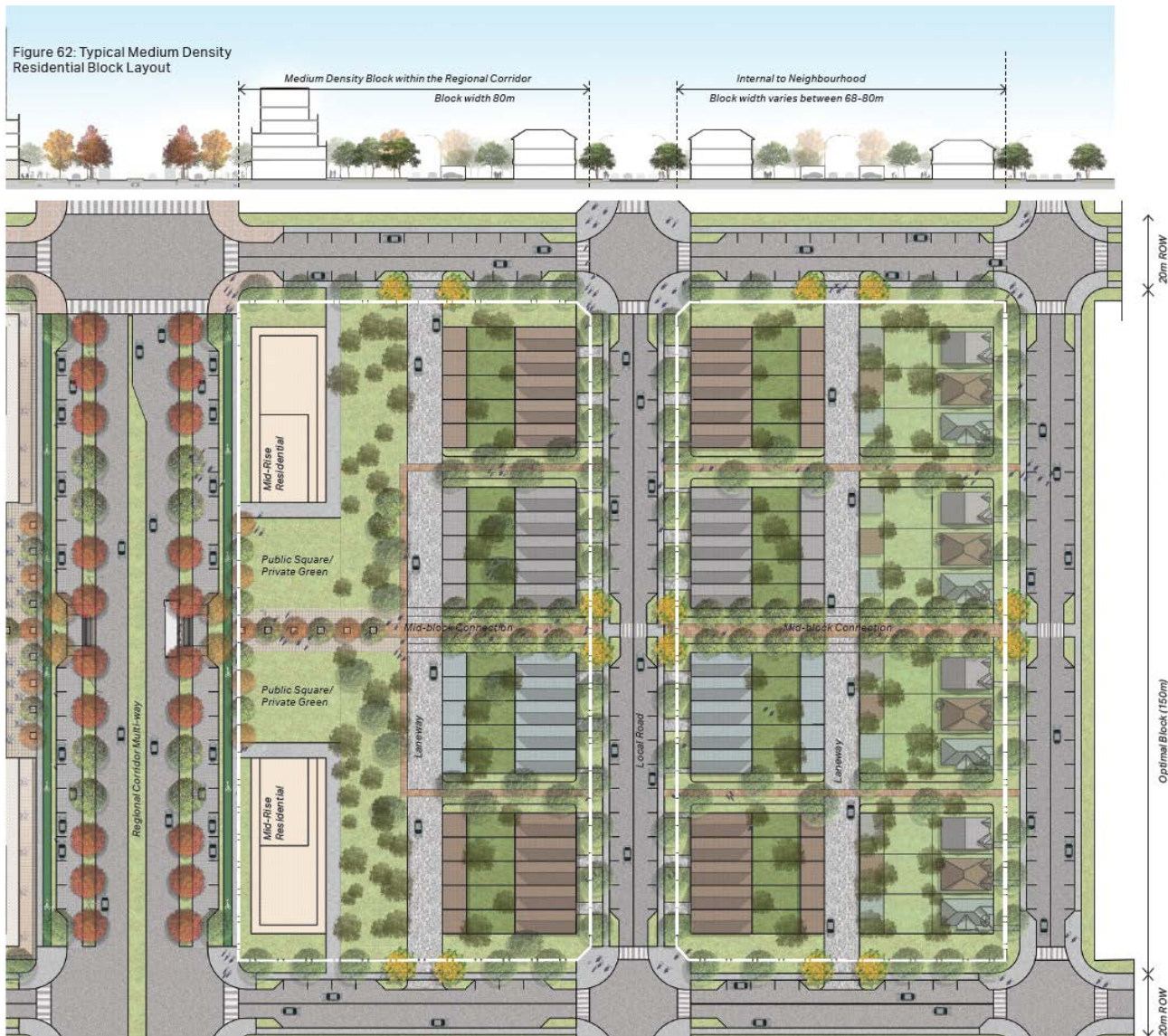


The diagram illustrates a multi-way arterial road layout. A vertical 'Arterial A (Multi-way)' road is intersected by a horizontal 'Collector Road' at the bottom. A horizontal 'Arterial A (Multi-way)' road runs across the top. The layout is defined by a grid of 'Local Road's. Key dimensions and features include:

- Intersection Spacing (300-500m E/W):** Indicated at the top and bottom of the diagram.
- Intersection Spacing (700m N/S):** Indicated on the left side of the diagram.
- Local Road Widths:**
  - 80m (multiple instances)
  - 150m (optimal) (one instance)
  - 200m (max) (one instance)
- Legend:**
  - Grey: Multi-way Service lane
  - Brown: Built form > 4 storeys
  - Orange: Higher density
  - Light Orange: Lower density







## Built Form Transitions

## Medium Density Residential



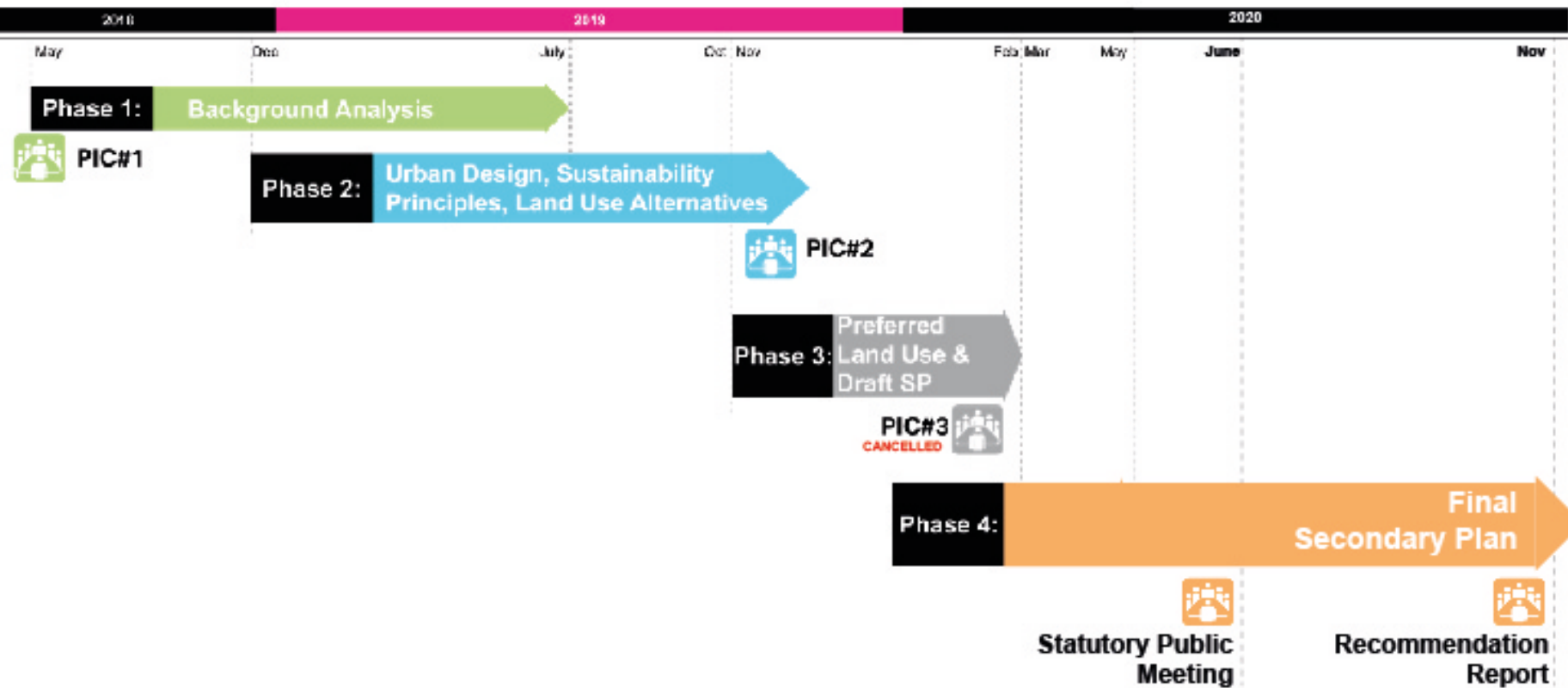


## Part III – Next Steps





# Next steps



Draft Zoning By-law  
presented to Council



# Clarington

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**AECOM**



Thank you !!

