

Staff Report

If this information is required in an alternate accessible format, please contact the Accessibility Coordinator at 905-623-3379 ext. 2131.

Report To:	Special Planning and Development Committee		
Date of Meeting:	April 24, 2023	Report Number:	PDS-025-23
Submitted By:	Carlos Salazar, Director of Planning and Infrastructure Services		
Reviewed By:	Mary-Anne Dempster, CAO	Resolution#:	
File Number:	COPA2021-0005 (PLN 41.1)	By-law Number:	
Report Subject:	Wilmot Creek Neighbourhood Secondary Plan – Recommendation Report for Official Plan Amendment 130		

Recommendations:

1. That Report PDS-025-23 and any related delegations or communication items be received;
2. That Official Plan Amendment 130 (OPA 130) to include the Wilmot Creek Neighbourhood Secondary Plan (Secondary Plan) in the Clarington Official Plan be adopted;
3. That upon adoption by Council, the Secondary Plan be implemented by staff as Council's policy on land use and planning matters and through the capital budget program;
4. That the Director of Planning and Infrastructure Services be authorized to finalize the form and content of OPA 130, the Secondary Plan and the Sustainability Guidelines resulting from Council's consideration, public participation, agency comments and technical considerations;
5. That the Sustainability Guidelines appended to the Secondary Plan be approved and be used by staff to guide development applications and public projects;
6. That the Director of Planning and Infrastructure Services be authorized to execute any agreements to implement the Secondary Plan once adopted by Council;
7. That OPA 130 be forwarded to the Region of Durham for approval; and
8. That all interested parties listed in Report PDS-025-23 and any delegations be advised of Council's decisions.

Report Overview

Staff are pleased to present the Wilmot Creek Neighbourhood Secondary Plan for Council adoption based upon the extensive consultation that has occurred. The Wilmot Creek Neighbourhood is envisioned as an environmentally sustainable and healthy community with integrated and connected green spaces, and a vibrant commercial area. The Secondary Plan supports private, public, and non-profit housing *developments* designed to provide housing options for seniors including small ownership dwellings, higher density dwelling units, buildings with rental units, as well as retirement and assisted living facilities that facilitate “aging-in-place.”

The purpose of the Official Plan Amendment 130 is to adopt the Wilmot Creek Neighbourhood Secondary Plan and the associated Sustainability Guidelines into the Clarington Official Plan. This Amendment applies only to the lands located in the Wilmot Creek Neighbourhood Secondary Plan area.

Following adoption by Council, the Wilmot Creek Neighbourhood Secondary Plan will be sent to the Region of Durham for approval.

1. Purpose of the Report

- 1.1 The purpose of this staff report is to recommend to Council the adoption of Official Plan Amendment 130 (OPA 130) to the Clarington Official Plan to include the Wilmot Creek Neighbourhood Secondary Plan (Secondary Plan) in the Official Plan. The recommendation comes following a thorough public planning process. The staff recommended OPA 130 includes the Secondary Plan and associated Sustainability Guidelines and is provided as **Attachment 1** to this staff report.
- 1.2 This report includes a summary of the process and comments received since the initial release of the draft Secondary Plan, draft Sustainability Guidelines, and draft Official Plan Amendment on October 5, 2021.

2. Background

- 2.1 The Wilmot Creek Neighbourhood Secondary Plan aims to create a community that is based on a sustainable design with all parts linked through trails and multi-use paths. The Neighbourhood Centre, which marks the gateway into the community will provide for a mix of uses including commercial and personal services. The Secondary Plan supports private, public, and non-profit housing developments designed to provide housing options for seniors including small ownership dwellings, higher density dwelling units, as well as retirement and assisted living facilities that facilitate ‘aging-in-place’.
- 2.2 The Secondary Plan area is located south of Highway 401 and north of the Canadian National rail line and the existing Wilmot Creek Adult Lifestyle Community. Its westerly boundary is Bennett Road and the interchange for Highway 35/115 forms the easterly boundary (**Figure 1**). The area for the Secondary Plan is approximately 42 hectares (104 acres) in size and it is estimated to accommodate approximately 1600 residents in 800 dwelling units. A mix of medium and high-density building types are proposed.



Figure 1: Wilmot Creek Neighbourhood Secondary Plan Area

- 2.3 There are three landowners within this Secondary Plan area. Two have developable lands, Rice Development Corporation and Douglas Humphrey, both represented by Rice Development Corporation. The third landowner is Hydro One Networks Inc.
- 2.4 The Secondary Plan area contains significant green spaces associated with the existing Hydro Corridor and Rickard Creek and its valley lands. These features guide the structure of the Secondary Plan layout.
- 2.5 This Secondary Plan area was originally envisioned as an extension (Phase 8) of the existing Wilmot Creek Adult Lifestyle Community. However, after consultation with the Wilmot Creek Homeowner's Association and the receipt of input at the first Public Information Centre (PIC) the landowner decided not to pursue an expansion to the existing community. The approach to the Secondary Plan was revised to create a separate neighbourhood that is not associated with the Wilmot Creek Adult Lifestyle Community however designed with seniors in mind.

3. Priorities in the Secondary Plan and the Sustainability Guidelines

- 3.1 The Secondary Plan, the Sustainability Guidelines, and the Secondary Plan preparation process have addressed the five priorities identified by Council in the Secondary Plan Terms of Reference, including:
- Sustainability and Climate Change
 - Excellence in Urban Design
 - Affordable Housing
 - Community Engagement
 - Coordination of Initiatives

Sustainability and Climate Change

- 3.2 The Secondary Plan is guided by the criteria developed for Secondary Plans set out in Clarington's Green Development Framework and Implementation Plan (December 2015). Council added emphasis to this priority through the declaration of a Climate Emergency on March 23, 2020.
- 3.3 Sustainable development principles and practices are incorporated throughout the recommended Secondary Plan and Sustainability Guidelines. These principles were used to design the community and will continue to be implemented as the Secondary Plan builds out.

Excellence in Urban Design

- 3.4 The goal for any new development is to celebrate and enhance the history and character of Clarington. New neighbourhoods are to be created with a sense of place and all development should result in high quality design. Development in the Secondary Plan area will be consistent with Official Plan urban design policies and the Sustainability Guidelines associated with this Plan to create an appealing private and public realm.
- 3.5 The Neighbourhood Centre will celebrate the 'gateway' into the community by incorporating features including specialized landscaping, low walls, architectural detailing and upgraded pavement treatment.

Affordable Housing

- 3.6 Council, through Official Plan policy, supports the provision of a variety of housing types, tenure, and costs for people of all ages, abilities, and income groups. From the recommended policies in Clarington's Affordable Housing Toolkit, the Secondary Plan is implementing various strategies.

- 3.7 One strategy included as part of this Secondary Plan is the requirement that the Landowner Group (LOG) provide either land or a contribution of funds to the Municipality for the development of affordable housing. The LOG has agreed to provide \$1000 per unit towards affordable housing.

Community Engagement

- 3.8 Clarington Council is committed to community consultation and engagement beyond the statutory requirements. The preparation of this Secondary Plan was and continues to be supported by a thorough public engagement strategy which includes a range of consultation initiatives in order to share, consult, deliberate, and collaborate with all stakeholders. For all PICs and public meetings all landowners in and surrounding the area were informed by letter, newspaper advertising, and social media.
- 3.9 Different from other Secondary Plans, the Municipality used a third-party facilitator to enhance the engagement process. The engagement consultant, Swerhun Facilitation, co-facilitated the PICs and prepared summary reports that clearly indicate feedback from stakeholders and their key concerns.

Coordination of Initiatives

- 3.10 In recently completed Secondary Plans (e.g., Southwest Courtice Secondary Plan and Southeast Courtice Secondary Plan), the coordination of initiatives has been identified as a Council Priority that is to be addressed. This usually includes coordination with a Municipal Class Environmental Assessment Act process or Subwatershed Study, however there are no other concurrent projects that require integration with this Secondary Plan.

4. Public Participation

- 4.1 The preparation of this Secondary Plan has been supported by a thorough public engagement strategy, including a range of public consultation initiatives held both online and in person. These efforts have been in addition to all statutory meeting requirements. A full Sequence of Events is provided in **Attachment 2**.
- 4.2 All landowners in the area, including all units within the Wilmot Creek Adult Lifestyle Community, received notice of all the PICs held and the statutory public meeting. Also, Secondary Plan area landowners, Wilmot Creek Adult Lifestyle Community members, and all others who have expressed an interest in the Secondary Plan have been informed that this recommendation report is being presented to Council. All public notices, communications and review periods have been designed to ensure conformity with the requirements of the Planning Act.
- 4.3 In summary the following were the opportunities provided for public consultation:

Project Webpage

- 4.4 To facilitate public participation and to provide information, a project webpage (www.clarington.net/WilmotCreek) was created. All information associated with the project including meeting notices, presentation materials, and staff and consultant's reports are housed on this webpage.
- 4.5 Since the project webpage was created in July 2018, it has been visited by 4,236 different people as of April 1, 2023. Of that number, nearly 2,100 different people visited the webpage after the draft OPA, draft Secondary Plan, and draft Sustainability Guidelines were posted to the webpage on October 5, 2021.

Initial Planning and Development Committee Public Meeting – December 2017

- 4.6 An initial Statutory Public Meeting was held to commence the Secondary Plan process on December 4, 2017. The general public, residents of the Wilmot Creek Adult Lifestyle Community, and the landowners were invited. Notice of the meeting was advertised in both the Clarington This Week and Orono Times newspapers. The Statutory Public Meeting and associated staff report ([PSD-086-17](#)) outlined the proposed planning process, the composition of the Steering Committee, and the proposed Terms of Reference for the Secondary Plan. Shortly after Council approval to proceed, The Planning Partnership was hired ([COD-012-18](#)) and the Secondary Plan planning process proceeded.

Public Information Centre Number 1 – July 2018

- 4.7 The first PIC was held on July 26, 2018, in the Wilmot Creek Adult Lifestyle Community. The purpose of the PIC was to introduce the public to the project (refer to section 2.4) by defining the study area, the project process, and the study priorities. The PIC involved an open house, presentation, and open discussion period.
- 4.8 A lively group of approximately 400 people attended the meeting, including landowners, Council members, individuals who expressed interest in the project and Steering Committee members. Opportunity was provided for attendees to ask staff and the consultants one-on-one as well as within the larger group setting. During the question-and-answer period notes were made in full view of the audience. This method reinforced to the attendees that staff and the consultants were listening.
- 4.9 A PIC summary report was prepared by the engagement consultant, Swerhun Facilitation, and is available on the project website ([Summary Report](#)). Notably, at this stage in the project, it was not yet determined if the new Wilmot Creek neighbourhood area would be integrated with the existing Wilmot Creek Adult Lifestyle Community. Many attendees were concerned about the potential impact that integrating the two communities would have. Other concerns related to security, noise, and infrastructure improvements.

Public Information Centre Number 2 – April 2021

- 4.10 Due to the COVID-19 pandemic, the second PIC was held online via phone or Zoom on April 15, 2021. The purpose of this PIC was to provide a project update and share and seek feedback on the emerging plan for the Secondary Plan area. At this meeting, it was noted that the new Secondary Plan would be separate from the existing Wilmot Creek Adult Lifestyle Community. Approximately 100 people joined this meeting. It included a formal presentation and an open discussion session. A recording of the meeting and feedback form was made available on the project website.
- 4.11 A summary report of the PIC was prepared by Swerhun Facilitation and posted to the website ([PIC #2 Summary Report](#)). Key themes included noise mitigation from the CN railway, environmental hazard mitigation, support for the proposed park space, and privacy impacts on the existing community.

Steering Committee Meetings

- 4.12 A Steering Committee comprised of municipal staff, commenting agencies, a representative from the Wilmot Creek Homeowner's Association, a landowner's representative and the Lead Consultant was created. The Steering Committee met six times throughout the Secondary Plan process. The Steering Committee reviewed and commented on development concepts, demonstration plans, technical reports and drafts of the Secondary Plan and Sustainability Guidelines. It worked collaboratively with stakeholders to refine and finalize the development concept.

5. Official Plan Amendment and the Secondary Plan Process

- 5.1 Processes to adopt or pass an Official Plan Amendment or Secondary Plan are dictated by the *Planning Act* and described in the Clarington Official Plan. These processes ensure that adequate information is made available to the public prior to a Council decision being made.

Statutory Public Meeting Notice

- 5.2 Statutory Public Meeting notice was provided to rural property owners within 300 metres of the Secondary Plan area, urban property owners within 120 metres of the area, and all residents of the Wilmot Creek Adult Lifestyle Community. All draft and supporting documents were posted to the project webpage by October 5, 2021. The Statutory Public Meeting was promoted on the Municipal website and through social media. Notice advertising the Statutory Public Meeting was placed in Clarington This Week and the Orono Times for three weeks preceding the meeting.
- 5.3 Internal and external agencies, the Region of Durham, the Ministry of Municipal Affairs and Housing and First Nations representatives were sent notice of the Statutory Public Meeting and were requested to provide comment on the draft Secondary Plan, draft Sustainability Guidelines and draft OPA.

- 5.4 The Statutory Public Meeting staff report ([PSD-052-021](#)) was available to the public on the project website on October 22, 2021. The staff report provided an overview of the planning process for Secondary Plans, a brief overview of the planning policy framework in which the Secondary Plan has been developed, a summary of public and agency comments received to date, as well as an overview of the draft Secondary Plan and draft Sustainability Guidelines.

Statutory Public Meeting – October 25, 2021

- 5.5 The Statutory Public Meeting was held virtually at Council's Joint Committee meeting on October 25, 2021. The Statutory Public Meeting was the opportunity for staff to present the draft Secondary Plan and draft Sustainability Guidelines to Council and the public. Approximately 54 people attended the virtual meeting. Data on the number of people viewing the meeting via Live Streaming is not available.
- 5.6 The Statutory Public Meeting provided the opportunity for the public to formally comment on the draft OPA, the draft Secondary Plan, and the draft Sustainability Guidelines. A summary of public submissions since this date is provided in Section 7 of this report.
- 5.7 Staff have also received comments from various agencies and other levels of government. A summary of their comments is provided in Section 8 of this report.

6. Provincial and Regional Policy Conformity

- 6.1 The recommended Secondary Plan is in conformity with the Provincial Policy Statement, 2020, A Place to Grow: The Growth Plan for the Greater Golden Horseshoe, 2020, and the Durham Region Official Plan. Collectively the directions regarding complete communities, a thriving economy, a clean and healthy environment and social equity have shaped both the Clarington Official Plan and this Secondary Plan. The Statutory Public Meeting Report ([PDS-052-21](#)) outlined how the draft Secondary Plan is in conformity to these planning documents and included the summary of the robust public engagement activities.

7. Public Submission and Summaries

- 7.1 This section describes public comments and inquiries received since the release of the draft OPA, draft Secondary Plan, and draft Sustainability Guidelines in October 2021. This includes comments from the general public, including residents of the Wilmot Creek Adult Lifestyle Community, and the LOG.
- 7.2 All public comments, including those from the LOG, are included in the Public Comments Summary Table in **Attachment 3** to this report. The summary table provides an outline of the comments received as well as a response as to how the comment/request has been addressed.

General Public Comments

- 7.3 General inquiries and comments concerning the draft Secondary Plan were brought forward regarding access to the existing Wilmot Creek Adult Lifestyle Community, protecting the area around Rickard Creek, and types of housing that will be developed. Other inquiries were concerned with potential noise impacts on the community from Highway 401 and the adjacent rail line, and with potential noise and dust impacts on the surrounding community during construction.
- 7.4 Multiple comments concerned train whistles associated with the CN Railway running between the existing Wilmot Creek community and the Secondary Plan area. The Planning and Infrastructure Services Department is presently coordinating with CN Railway for the design and implementation of grade-level crossing safety upgrades at both Bennett Road and Cobbledick Road. Material supply and resourcing shortages are presently constraints on execution of the work. However, CN anticipates that implementation of the upgrades will be completed prior to the end of 2023. Once the upgrades have been completed the Municipality will be able to submit an application for whistle cessation for the crossings in accordance with the procedure outlined by Transport Canada.
- 7.5 Consultation with residents of the Wilmot Creek Adult Lifestyle Community has been ongoing throughout the development of the Secondary Plan. Concerns from this community have been acknowledged and addressed through changes to the proposed Secondary Plan. See Section 9 for changes in response to comments from the community.

Landowner Group (LOG)

- 7.6 The LOG for this Secondary Plan is represented by Rice Development Corporation. The LOG provided several sets of comments regarding the draft Secondary Plan and the draft Sustainability Guidelines since its release for the Statutory Public Meeting in October 2021. Comments were policy and guideline specific. They ranged from being minor in nature to major revisions to land use configuration and height permissions. A letter of support from the Landowners is included as **Attachment 4** to this report.

8. Agency Comments

- 8.1 This section describes agency comments received since the release of the draft Secondary Plan, draft Sustainability Guidelines, and draft OPA in October 2021. All agency comments are included in the Agency Comment Summary Table in **Attachment 5** to this report. The summary table provides an outline of the comment received as well as a response as to how the comment/request has been addressed.

Central Lake Ontario Conservation Authority (CLOCA)

- 8.2 CLOCA has provided extensive comments throughout the planning process for the Secondary Plan. Specific comments were provided on iterations of background studies, the draft Secondary Plan and the draft Sustainability Guidelines. Comments focused on natural hazards, protection of natural features, and clear implementation of policy.

8.3 These comments were acknowledged, and policies were revised accordingly.

Region of Durham

8.4 The Region of Durham provided extensive comments on both the draft Secondary Plan and draft Sustainability Guidelines. Overall, the Region supports to the Plan, and most comments were minor. Comments were received regarding Transportation, Municipal Servicing, Regional Official Plan Conformity and specific policies.

8.5 These comments were acknowledged, and policies were revised accordingly.

School Boards

8.6 Both the Kawartha Pine Ridge District School Board and the Conseil Scolaire Viamonde School Board have no concerns with this project. Kawartha Pine Ridge expects that students in this area will be able to be accommodated in nearby public schools.

Hydro One Networks Inc.

8.7 A Hydro Corridor runs through and south of the Secondary Plan area. The Municipality has continually been in contact with Hydro One Networks Inc. throughout the planning process to ensure the draft Secondary Plan is compatible with the Hydro Corridor use. Hydro One Networks Inc. provided information regarding technical review requirements and comments regarding the location of trails, local roads, and stormwater management ponds. Land use maps have been amended to comply.

Other Agencies and Clarington Departments

8.8 Comments have been received from Canada Post, Bell Canada, Rogers Communications, Elexicon, and the Ministry of Transportation. These agencies suggested minor policy modifications to the draft Secondary Plan or requirements that will need to be met in future planning processes. Generally, comments from these agencies are more pertinent at the development application stage.

8.9 Metrolinx and Enbridge Gas generally had no objections to the draft Secondary Plan.

8.10 Internal Clarington departments, including Emergency and Fire, Public Works, and Planning & Infrastructure Services (Development Engineering, Infrastructure Engineering) provided minor comments on the Secondary Plan and Sustainability Guidelines. Minor modifications were made to the language in these documents and the Land Use Schedule.

Indigenous Consultation

8.11 The following were invited to provide comments or consult directly with Municipal staff:

- Mississaugas of Scugog Island First Nation
- Alderville First Nation
- Curve Lake First Nation

- Hiawatha First Nation
- Métis Nation of Ontario
- Williams Treaty First Nations
- Huron-Wendat First Nation
- Oshawa and Durham Region Metis Council

- 8.12 The Curve Lake First Nation provided valuable comments to the Secondary Plan process, raising concern for potential environmental impacts to drinking water quality, fish and wild game, territorial lands, archaeology and Aboriginal heritage and culture. In response to those comments, policies in the Sustainability Guideline were modified. As well, two archaeological assessments were undertaken within the study area which were circulated to Curve Lake First Nation. The Archaeological Assessments have been entered into the Ontario Public Register of Archaeological Reports. Confirmation was provided by the Ministry of Tourism, Culture and Sport.
- 8.13 Huron-Wendat First Nation responded with no comments at this point in the project. No comments were not received from other individual First Nations.

9. Key Revisions to the Secondary Plan since the Statutory Public Meeting

- 9.1 The recommended OPA 130 attached to this report, reflects the changes made in response to public participation and comments, agency comments, and staff's continuing review. While a considerable number of comments were received from the Region of Durham and the LOG, the concerns raised and the staff response to them did not significantly change the direction of the Secondary Plan from the draft released for the Statutory Public Meeting in October 2021, and the draft Sustainability Guidelines released November 2021. The following summarizes the changes to the draft Secondary Plan and the draft Sustainability Guidelines.

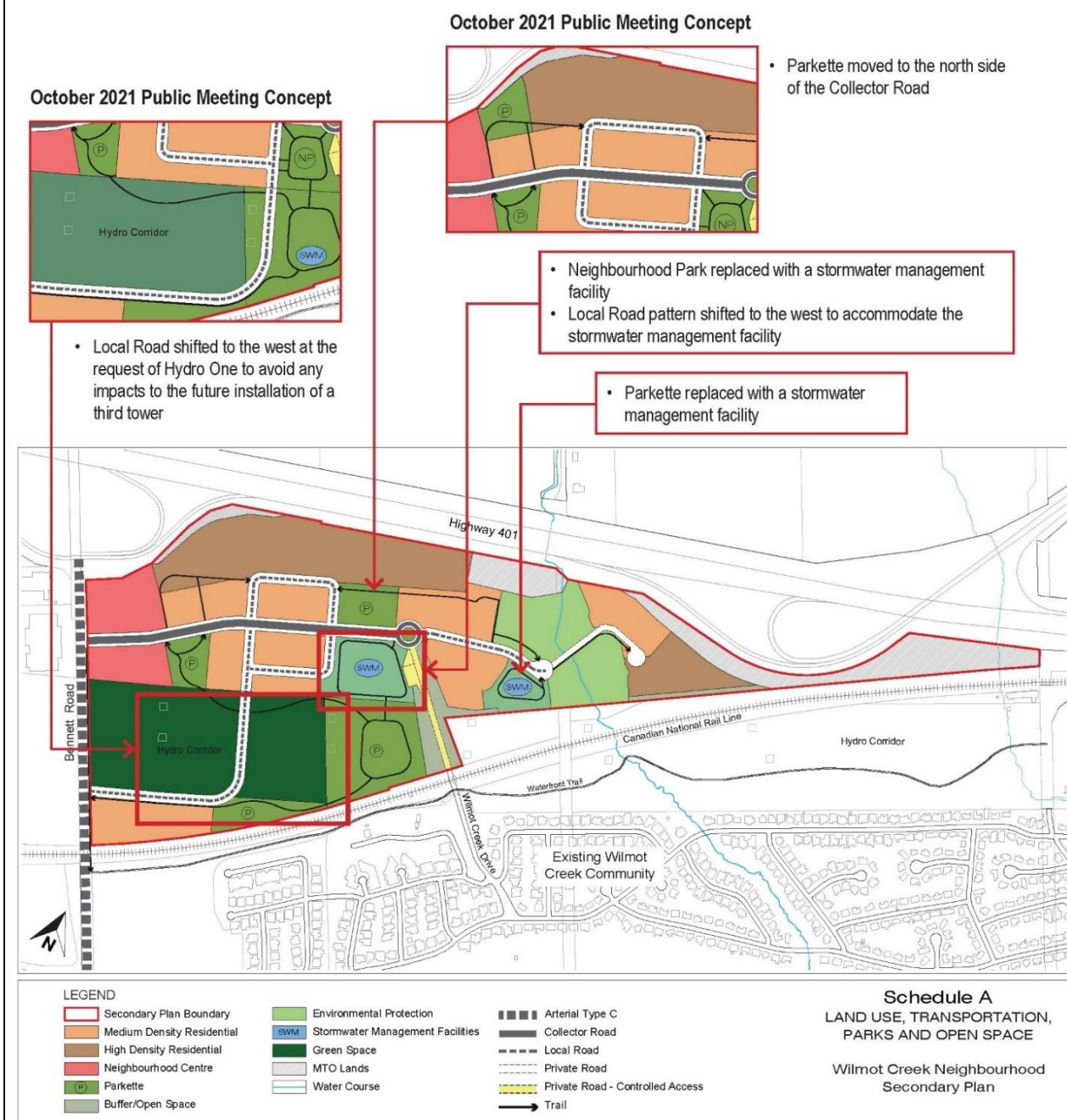
Revisions to the Draft Secondary Plan

- 9.2 Changes to Schedule A – Land Use, Transportation, Parks and Open Space since the Statutory Public Meeting are summarized below and detailed in **Figure 2**.
- A centrally located Neighbourhood Park has been replaced with a stormwater management facility, and the stormwater management facility in the Hydro Corridor has been replaced with a parkette;
 - The Local Road extending south from the Collector Road, through the Hydro Corridor, has shifted to the west at the request of Hydro One Networks Inc. to avoid any impacts to the future accommodation of a third tower;
 - The Local Road pattern adjacent to the parkette and stormwater management facility noted above has shifted to the west to accommodate these facilities;
 - The parkette located south of Highway 401 has been moved to the north side of the main Collector Road; and

-
- The parkette located west of the Environmental Protection Area designation has been replaced with a small stormwater management facility.

9.3 Revisions to the Secondary Plan policies include:

- Added policies to reflect the interests of Indigenous communities;
- Modified the Energy Conservation section to include “and Generation” in the subheading and updated the policies;
- Modified the Climate Change Adaption and Mitigation section to include policies removed from Energy Conservation;
- Affordable Housing Policies modified to increase the per unit contribution of funds;
- Modified the policies under Railways and Stormwater Management to reflect the recommendations of the technical reports;
- Added a policy under Arterial Roads to ensure the provision of boulevards and a multi-use path along Bennett Road;
- Added a new policy to allow 4-storey special needs housing in High Density Residential designation;
- Revised the policy for height in the Neighbourhood Commercial designation to permit one-storey buildings with a limit of 50% of the buildings;
- Updated policy language in the Neighbourhood Centre to ensure gateway buildings are 2 storeys or greater;
- Added the requirement for a Constraints Plan to be prepared as part of a development application;
- Modified the Utilities section to reflect the primacy of a Hydro Corridor for electricity generation facilities and outline compatible secondary uses including recreation, agriculture, other utilities and outdoor storage;
- Modified the Interpretation section and included a policy to reflect the potential closing of the Highway 401 and Bennett Road interchange.



Changes to Schedule A - Land Use, Transportation, Parks and Open Space since October 2021 Public Meeting

Figure 2: Change to Land Use Schedule Since October 2021 Statutory Public Meeting

Revisions to the draft Sustainability Guidelines

- 9.4 The draft Sustainability Guidelines submitted at the October 2021 Statutory Public Meeting were a 'framework' document, outlining the intent and document organization. The Sustainability Guidelines were developed into a complete document in early 2022.

-
- 9.5 The Sustainability Guidelines were presented to the Steering Committee on April 26, 2022. They were circulated to the Steering Committee, agencies, and released for public review and comments. To assist the public with their review of the Sustainability Guidelines a short video was prepared and posted the project webpage to give an overview of the Sustainability Guidelines and to learn what to expect when reviewing the document.
- 9.6 Based on the feedback received, changes were made to the Sustainability Guidelines, including strengthening some of the Mandatory performance measures to reflect existing Municipal and Regional policy and initiatives, as well as agency requirements.
- 9.7 In response to comments provided by Curve Lake First Nation, measures were modified to include a new topic entitled “Celebrating Indigenous Cultures” and Mandatory and Voluntary performance measures added.
- 9.8 As with the Secondary Plan policies, there are no major shifts in direction for the Sustainability Guidelines. The modifications and additions coincide and strengthen the direction that was presented at the Steering Committee meeting in April 2022.

10. Key Elements of the Secondary Plan

- 10.1 The key elements of the recommended Secondary Plan include Medium Density Residential, High Density Residential, Neighbourhood Centre, Environmental Protection Area, and Green Space.

Neighbourhood Centre

- 10.2 The Neighbourhood Centre designation is used as a gateway to the Wilmot Creek Neighbourhood along Bennett Road and the main Arterial Road into the neighbourhood. This designation permits commercial and residential uses with a permitted height of one to six storeys. The Neighbourhood Centre will be built to create a sense of entry into the neighbourhood with enhanced architectural and landscaping elements. It will provide access to goods and services within walking distance of residential areas.

High Density Residential

- 10.3 The lands designated High Density Residential are located adjacent to Highway 401/Highway 35/115 corridor. The built form will mostly include mid rise buildings ranging from six to eight storeys and typically include apartment buildings and special needs housing to support ‘aging in place’. The highest and densest forms of housing will be located adjacent to Highway 401. Buildings shall have an attractive façade and feature pedestrian connections between them to amenity and green space areas.

Medium Density Residential

- 10.4 Approximately half of the residential area of the Secondary Plan is designated Medium Density Residential. This designation will include a mix of housing types and tenures including low- and mid-rise building forms. It may include townhouses, special needs housing, and apartment buildings. Buildings will be two to six storeys in height. Ample pedestrian connections will be provided. This designation is used nearest to the existing Wilmot Creek Adult Lifestyle Community. Several parks are located within the medium density area.

Environmental Protection Areas

- 10.5 The Rickard Creek flood plain and natural heritage features and their associated vegetation protection zones are designated Environmental Protection Areas. No development is permitted in this designation. Trail connections are permitted, but preserving ecological integrity is the main goal of these areas.

Green Spaces

- 10.6 The Hydro Corridor is designated Green Space. As per the Official Plan, these areas are encouraged to be used for recreation uses including community gardens and hiking trails, subject to approval by Hydro One Networks Inc.

11. Background Reports

- 11.1 Background and technical reports were required as part of the Secondary Plan process. These reports outline the challenges and opportunities for the area and informed policy direction. They have been refined based on the emerging land use plan.

General Summary of Reports

- 11.2 The Summary of Background Reports is **Attachment 6** to this report. The list of reports is as follows:
- Wilmot Creek Secondary Plan Summary Report
 - Active Transportation Analysis and Plan
 - Existing Conditions Water and Wastewater Servicing, Floodplain Analysis and Stormwater Management Report
 - Master Water & Wastewater Servicing and Floodplain Analysis Report
 - Preliminary Sizing of Stormwater Management Facilities
 - Landscape Analysis
 - Sustainability Background Report
 - Urban Design Analysis – Existing Conditions
 - Hydrogeological Studies and Water Balance
 - Existing Environmental and Geomorphological Conditions Report

- Fluvial Geomorphological Assessment, Rickard Creek and Unnamed Tributary
- Air Quality Feasibility Assessment
- Stage 1-2 Archaeological Assessment
- Geotechnical Investigation
- Traffic Impact Study – Existing Conditions Assessment
- Traffic Impact Study
- Noise Feasibility Study

Fiscal Impact Analysis Summary

- 11.3 Large scale development proposals can require significant public investment. The Municipality also needs to understand what the long-term revenue and expenditure impact of the proposed developments would be before they are approved. The Official Plan requires that a Fiscal Impact Analysis (FIA) be undertaken for Secondary Plans. Accordingly, staff have undertaken an FIA for the Secondary Plan utilizing internal resources.
- 11.4 The FIA includes assumptions and estimates based on the best information we have available at the time of writing. The actual design of the Secondary Plan, the timing of development, the type of development, and the service impact will all modify the actual results and are beyond the ability of the writer to determine with absolute certainty at this time.
- 11.5 As summarized by the FIA, it appears there will be a minor shortfall in the annual revenue generated by residential taxes to contribute to operating costs. It is anticipated that commercial growth throughout the Municipality, including within the Secondary Plan and neighbouring areas, will offset this shortfall.
- 11.6 There are impacts of growth, such as economic growth from additional small businesses needed to service the population growth, business-to-business sales, and cultural diversity, all of which are positive outcomes of this growth that do not impact the Municipality's bottom line as they do not directly attribute to property tax or user fee revenues.
- 11.7 The Municipality should continue to work with developers to finalize the Secondary Plan and incorporate costs that will be incurred into the next Development Charges Study to ensure that all capital costs are appropriately included and recovered.

12. Next Steps

- 12.1 As with other Secondary Plans and given the number of documents and comments from Council, some technical changes to wording or schedules may take place prior to the Municipality forwarding the documents to the Region of Durham for approval. As such, Recommendation #4 requests Council authorize the Director of Planning and Infrastructure Services to finalize the form and content of OPA 130.
- 12.2 Once Clarington Council adopts the Secondary Plan through OPA 130, it will be forwarded to the Region of Durham for review and approval. The Region has various options. It may approve, approve with modifications, deny, or make no decision (in other words defer making a decision) regarding OPA 130 and the Secondary Plan.
- 12.3 Prior to issuing a decision on OPA 130, it is anticipated that the Region of Durham staff will provide a list of proposed modifications to the Director of Planning and Infrastructure Services. If the modifications are 'friendly' in nature and do not change the intent of the policy contrary to Council's decision, the Director of Planning and Infrastructure will accept the modifications to OPA 130. Should staff disagree with the proposed modifications, staff will bring a report to Council seeking direction.
- 12.4 Once the Region of Durham issues its decision, the landowners and interested parties will be notified and a 20-day appeal period is provided. Any person or organization that has provided comments to Clarington Council prior to the adoption of OPA 130, and/or to the Region of Durham prior to issuing its decision has the right to appeal all or part of the OPA. Once the OPA is approved and the appeal period lapses, the Secondary Plan becomes part of the Official Plan, and it would be in full force and effect.

13. Concurrence

- 13.1 This report has been reviewed by the Deputy CAO/Treasurer who concurs with the recommendations.

14. Conclusion

- 14.1 The Wilmot Creek Neighbourhood Secondary Plan aims to create a community that is based on a sustainable design with all parts linked through trails and multi-use paths. The Secondary Plan supports private, public, and non-profit housing developments designed to provide housing options for seniors including small ownership dwellings, higher density dwelling units, as well as retirement and assisted living facilities that facilitate 'aging-in-place'. The Neighbourhood Centre, which marks the gateway into the community will provide for a mix of uses including commercial and personal services for the residents of the Secondary Plan and the surrounding area.

It is respectfully recommended that Council adopt Official Plan Amendment 130 to include the Wilmot Creek Neighbourhood Secondary Plan and Sustainability Guidelines into the Clarington Official Plan.

Attachments:

Attachment 1a – OPA 130
Attachment 1b – Wilmot Creek Neighbourhood Secondary Plan
Attachment 1c – Sustainability Guidelines
Attachment 2 – Sequence of Events
Attachment 3 – Public Comments Summary Table
Attachment 4 – Support Letter from Landowners
Attachment 5 – Agency Comments Summary Table
Attachment 6 – Summary of Background Reports

Interested Parties:

List of Interested Parties available from Department.