

Municipality of Clarington

Soper Hills

Secondary Plan & Integrated Environmental Assessment

Prepared By: SGL Planning & Design Inc.
Statutory Public Meeting

June 19th, 2025

Clarington

SGL TYLin
Planning & Design Inc.

Aquafor Beech
Limited



Our Project Team



Clarington Staff



Lisa Backus

Manager, Community Planning

lbackus@clarington.net



Jane Wang

Senior Planner, Community Planning

JWang@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



Project Background

About the Project
Secondary Plan + Environmental Assessment
Community Engagement

Clarington

Draft Secondary Plan

Vision + Principles
Secondary Plan Policies
Urban Design and Sustainability Guidelines

SGL

Next Steps

Project next steps

Clarington

Soper Hills Secondary Plan

What are we doing?

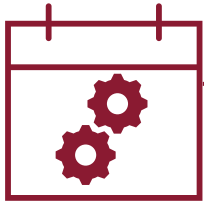


- The lands in this area requires a Secondary Plan
- Municipality of Clarington retained SGL Planning and Design Inc. (SGL), TYLin and ASI to undertake a Secondary Plan for the Soper Hills Secondary Plan Area
- Integrated Environmental Assessment
- Soper Creek Subwatershed Study





Soper Hills Secondary Plan Area



Where are we in the Study Process?



Phase 1

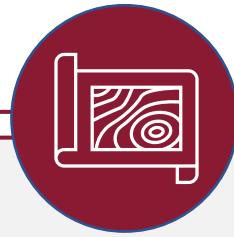
Initial Public Input + Technical Analysis

Engagement

- Steering Committee Presentation
- Public Information Centre

Deliverables

- Background and Analysis Report
- Opportunities and Constraints



Phase 2

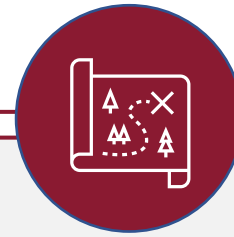
Urban Design + Sustainability Principles and Alternative Land Uses

Engagement

- Steering Committee Presentation
- Public Information Centre

Deliverables

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



Phase 3

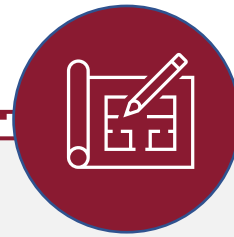
Preferred Land Use Plan

Engagement

- Steering Committee Presentation
- 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 Public Meeting
- Council Adoption

Deliverables

- Final Planning Rationale Report
- Final Draft Secondary Plan

We Are Here



- Residents prefer to see more parks and trails, and generally dislike high-rise apartment buildings.
- Participants desire amenities such as long-term care facilities, child care facilities and shopping centres.
- Residents value “sustainability” in the vision for Soper Hills Secondary Plan.
- Residents were generally supportive of the Draft Preferred Land Use plan.





Draft Secondary Plan

Draft Urban Design and Sustainability Guidelines



Soper Hills Secondary Plan Vision

The Soper Hills Secondary Plan will **reflect and enrich the history and character** of both the Municipality of Clarington and the Secondary Plan Area by creating a sense of place for residents and visitors and leading to a **sustainable built form** that protects the significant scale of the **natural environment**, promotes **alternative modes of transportation**, and supports a **healthy lifestyle** for current and future generations.



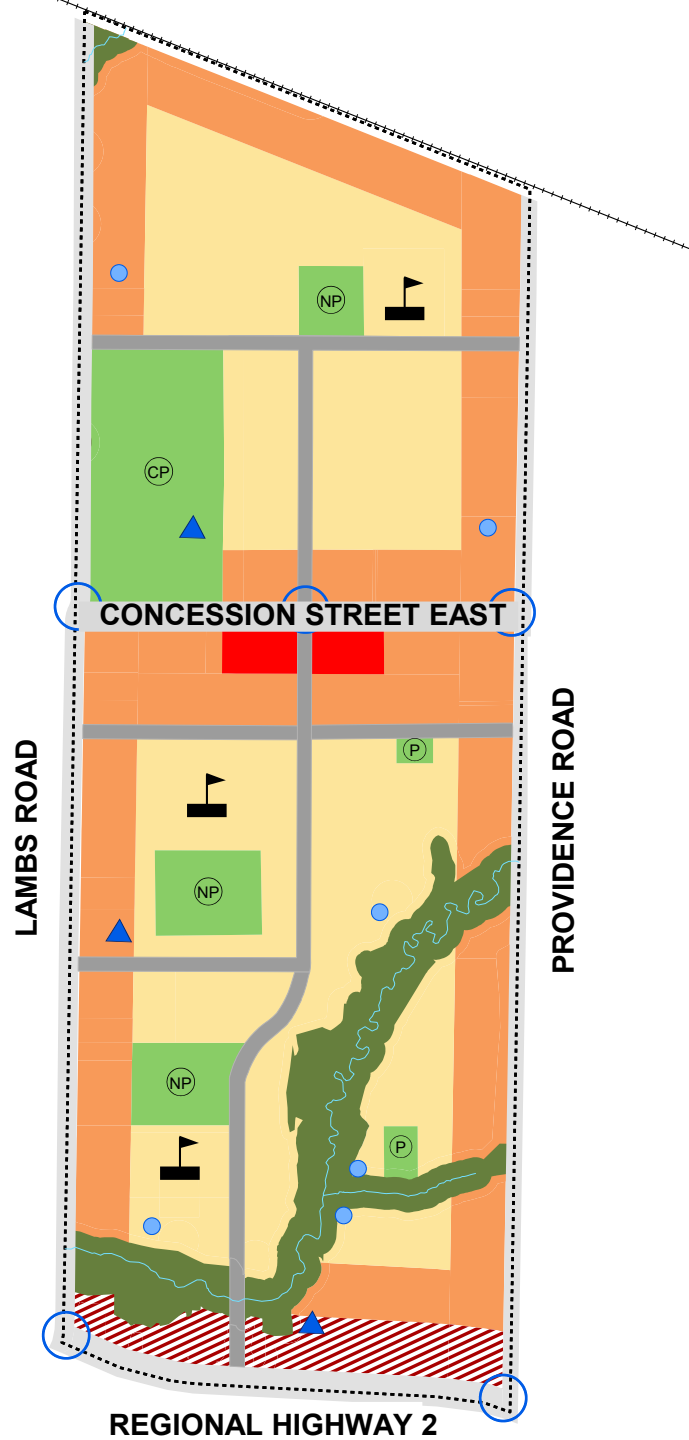
Soper Hills Secondary Plan

Principles


















- **Provide** for the efficient use of land with the creation of a **compact, complete, connected, age-friendly and walkable community**.
- **Reduce dependence on personal vehicles** and prioritize active transportation modes of travel by **creating** an **active transportation** network that encourages **walking and cycling** and improve overall health for the residents and community.
- **Protect** and, where possible, **enhance significant natural features** within and adjacent to Environmental Protection Areas (EPA) based on the recommendations from the subwatershed study.
- **Design parks and open spaces** that are **highly visible**, accessible and usable.
- **Respect cultural heritage** through conservation and appropriate incorporation into the community.

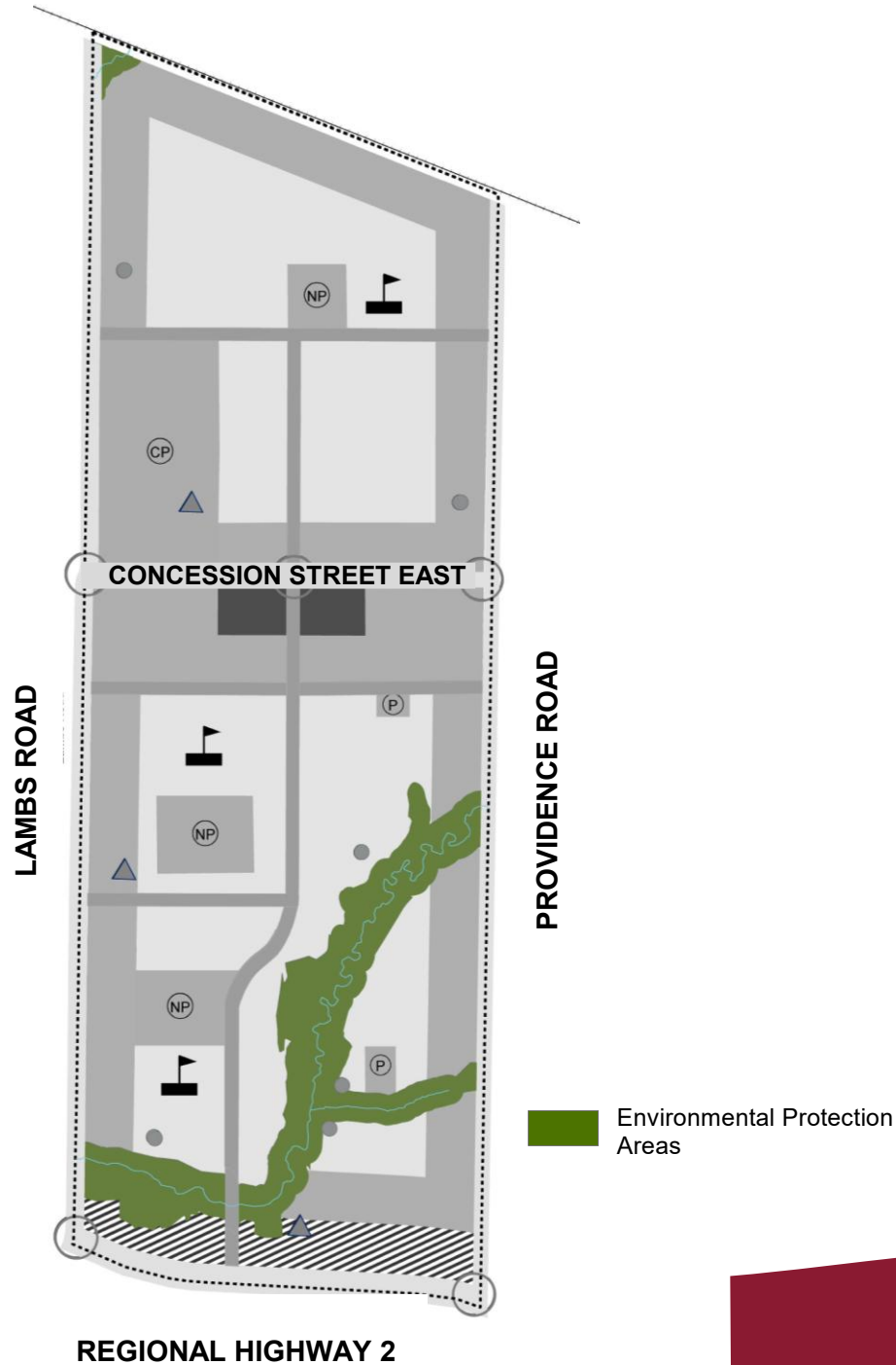


Schedule A Land Use Plan



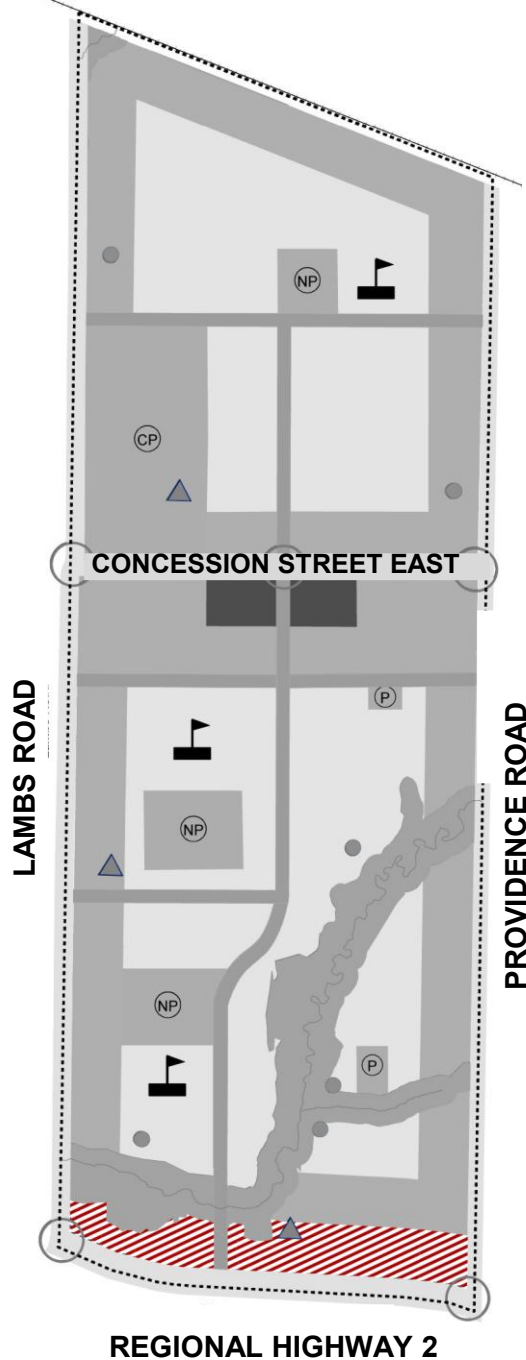
Legend

- | | | | |
|---|--|---|---------------------------------------|
|  | SHSP Boundary |  | Environmental Protection Areas |
|  | High Density/Mixed Use Regional Corridor |  | Watercourse |
|  | Medium Density Residential |  | Stormwater Management Facility (SWF) |
|  | Low Density Residential |  | Potential Cultural Heritage Resources |
|  | Neighbourhood Centre |  | Collector Roads |
|  | Community Park |  | Arterial Roads |
|  | Neighborhood Park |  | Prominent Intersection |
|  | Parkette |  | Railway |
|  | Elementary School | | |



Environmental Protection Area

- Comprises of:
 - Natural heritage features
 - Hydrologically sensitive features
 - Floodplain of a watercourse
 - Headwater drainage features with a “Protection” classification
 - Hazard lands associated with valley systems
- Boundaries based on Soper Creek Subwatershed Study
- No development except trails, low impact development (LID) and erosion control and stormwater management components



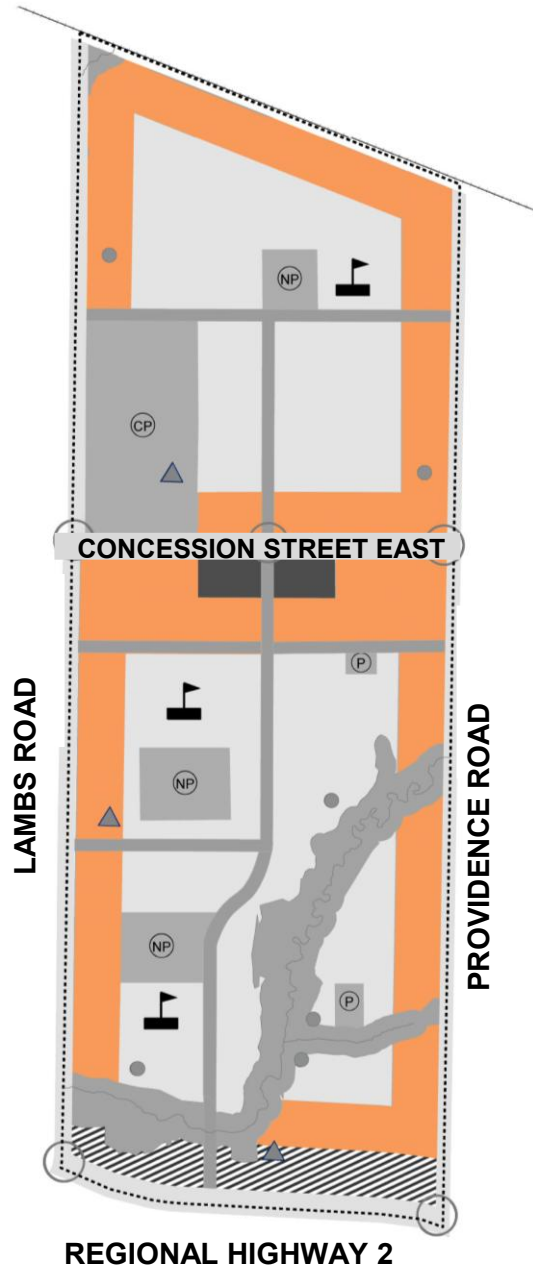
Source: Urban Toronto



Source: Urban Toronto

High Density / Mixed Use Regional Corridor

- Permits:
 - a) Apartment buildings
 - b) Mixed use building
 - c) Townhouses, stacked townhouses and other ground-related multiple unit buildings in association with mid rise or high rise buildings on the same site
- Height:
 - 7 - 12 storeys
 - Additional 2 storeys permitted if affordable housing provided
 - Min. 3 storey townhouses or stacked townhouses
 - Transition to adjacent lower density designations



Source: Norstar Group

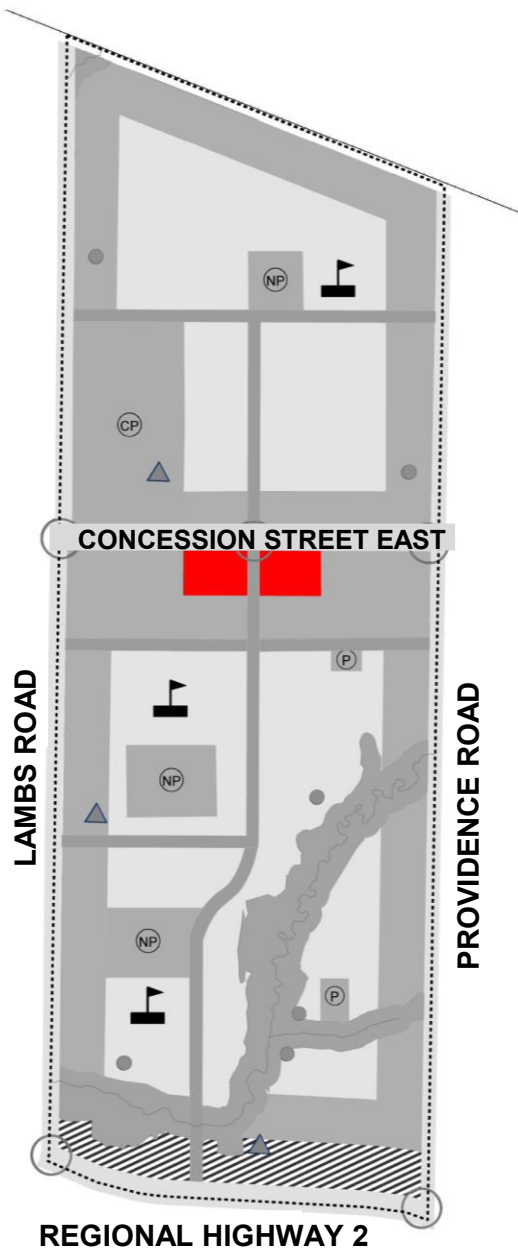


Source: Vicnews.com

Medium Density Residential

- Permits:
 - a) Apartment buildings
 - b) Townhouses
 - c) Stacked townhouses
 - d) Back to back townhouses
 - e) Mixed use building
 - f) Other built form that provide housing at the same or higher densities as those above.

- Height:
 - 3 - 6 storeys
 - Highest and densest forms encouraged at key intersections along the Local Corridors
 - Transition to adjacent lower density designations

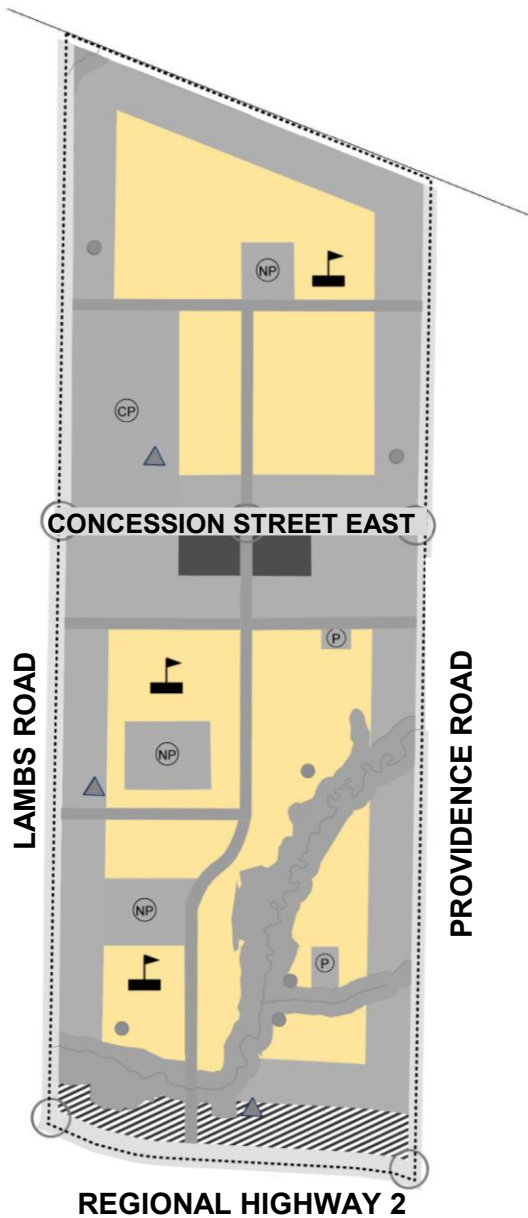


Source: ivebeenbit.com



Neighbourhood Centre

- Permits:
 - a) Retail;
 - b) Service commercial;
 - c) Office uses;
 - d) Residential uses in mixed use buildings; and
 - e) Standalone residential buildings, provided:
 - A mix of retail, service commercial and office uses are provided in the block; and
 - Commercial uses are developed prior to or at the same time as standalone residential buildings.
- Pedestrian-oriented main street format with concentrated commercial uses along length of Neighbourhood Centre
- Height:
 - 3 – 6 storeys for residential and mixed use buildings
 - Taller buildings encouraged to frame the intersections as part of the Prominent Intersection



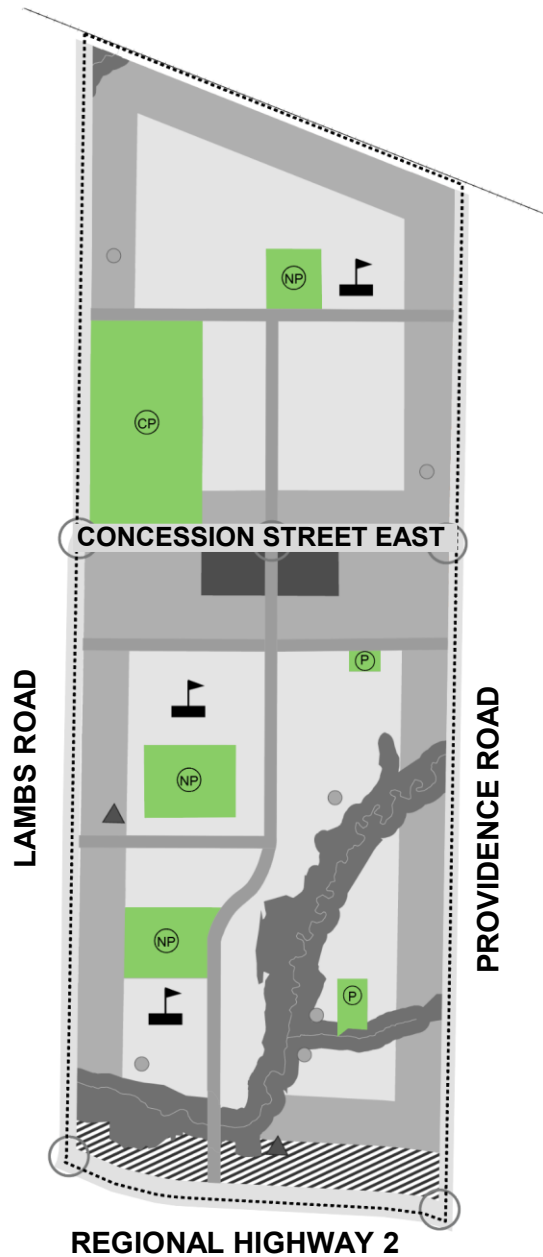
Source: Zolo



Source: Zolo

Low Density Residential

- Permits:
 - a) Detached dwellings;
 - b) Semi-detached dwellings;
 - c) Street Townhouses;
 - d) Stacked townhouses;
 - e) Back-to-back townhouses; and
 - f) Low-rise apartments.
- 80% detached and semi-detached
- 20% townhouses and low rise apartments
- Height:
 - Max. 3 storeys



Parks

- Park Types:

CP Community Park

NP Neighbourhood Park:

P Parkettes



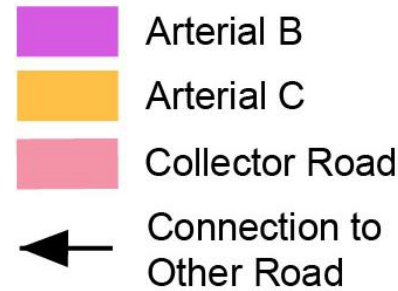
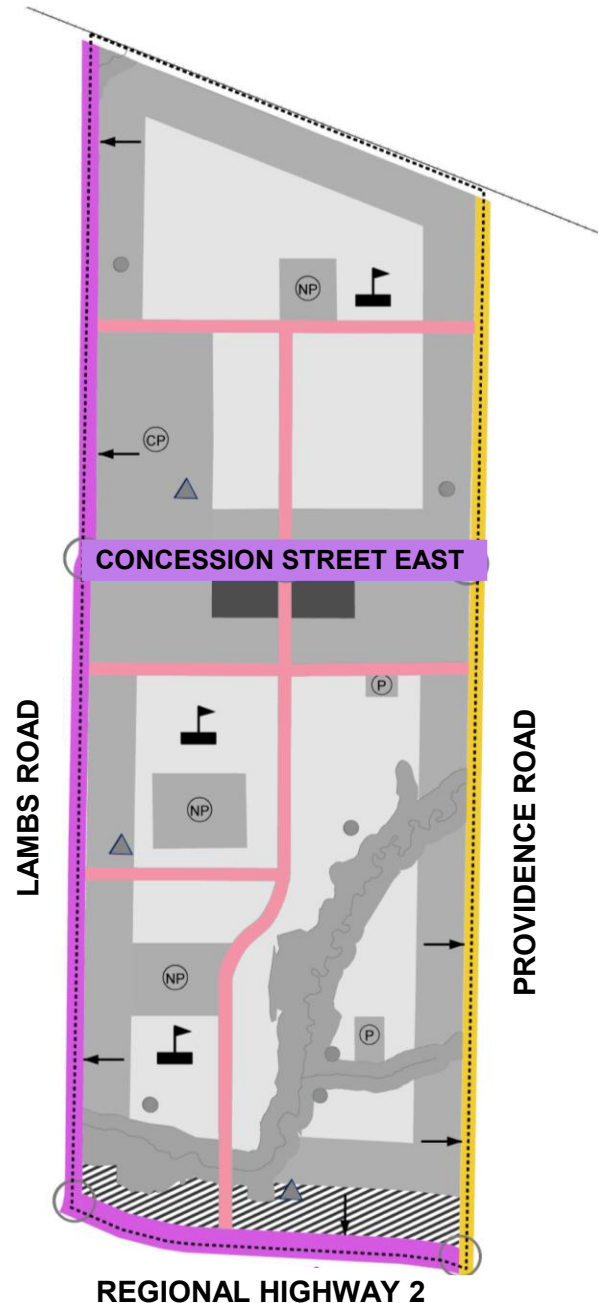
Basketball Court



Playground

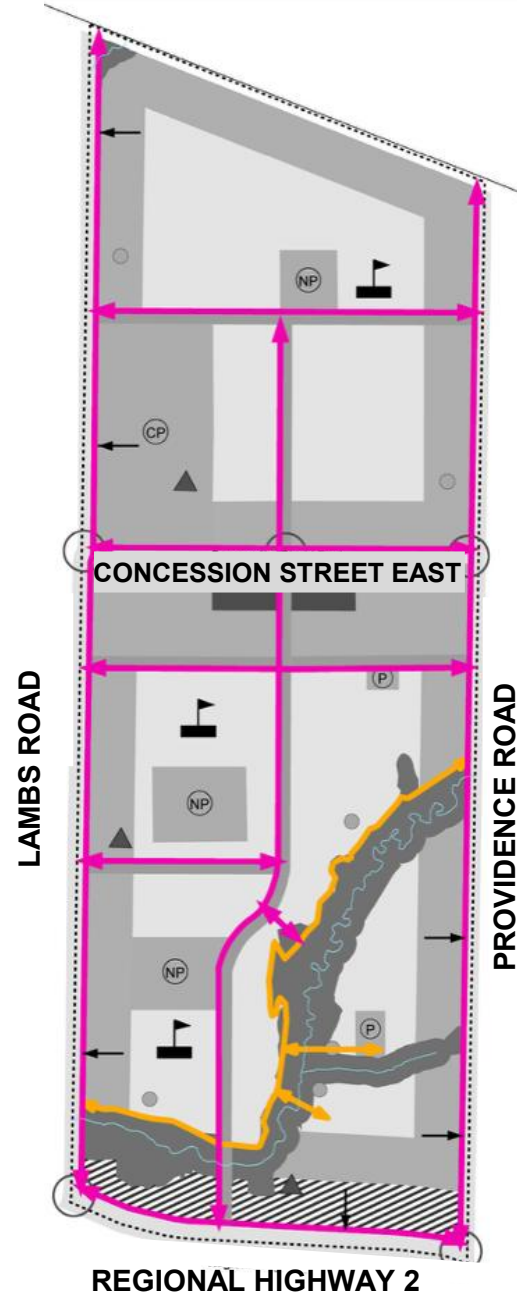
- Final location and size determined at the draft plan of subdivision stage

Transportation Network

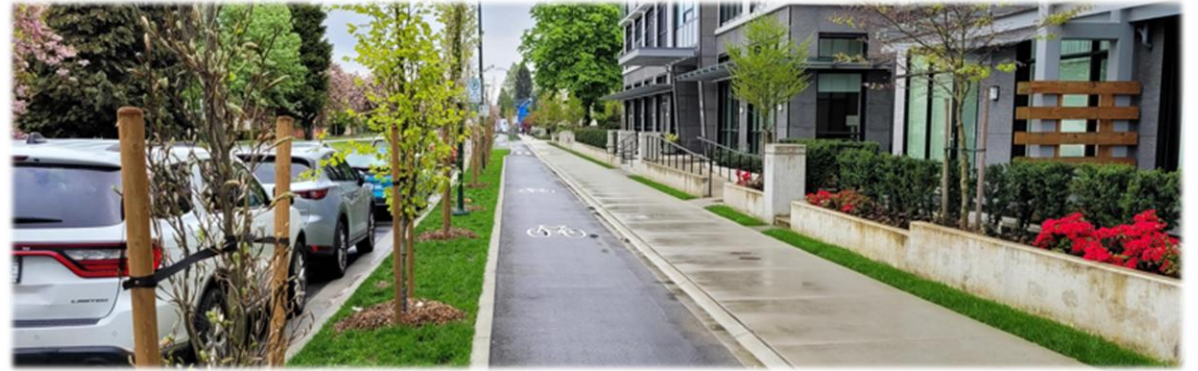


- Collector roads network confirmed through Phases 1 and 2 of the Class C Environmental Assessment (EA) process
 - Further refinements considered through Phases 3 and 4 EA during draft plan of subdivision process
- Regional Highway 2 designated Type B Arterial Road with Regional Transit Spine
- Lambs Road and Concession Street East designated Type B Arterial Roads
- Providence Road designated Type C Arterial Road

Trails



Multi-Use Path
Trail



Multi-Use Path



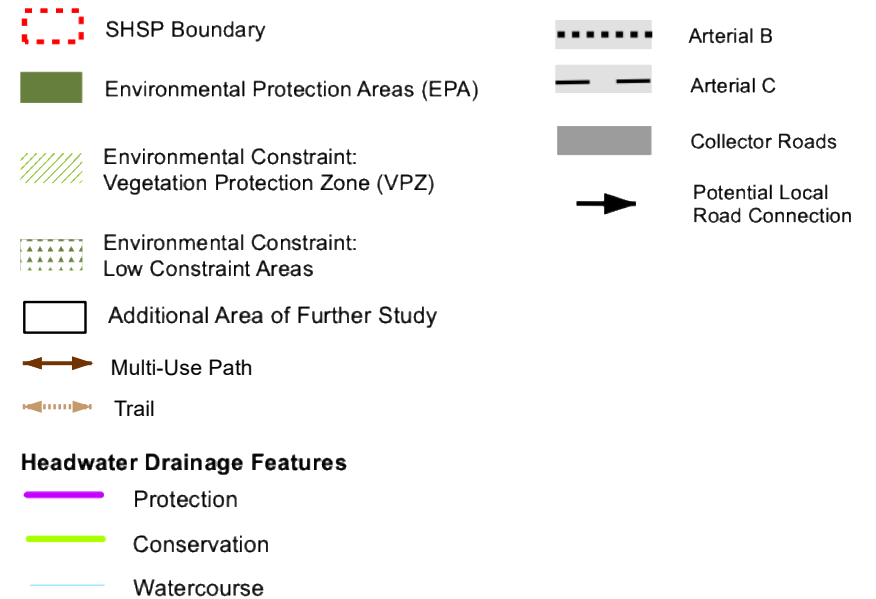
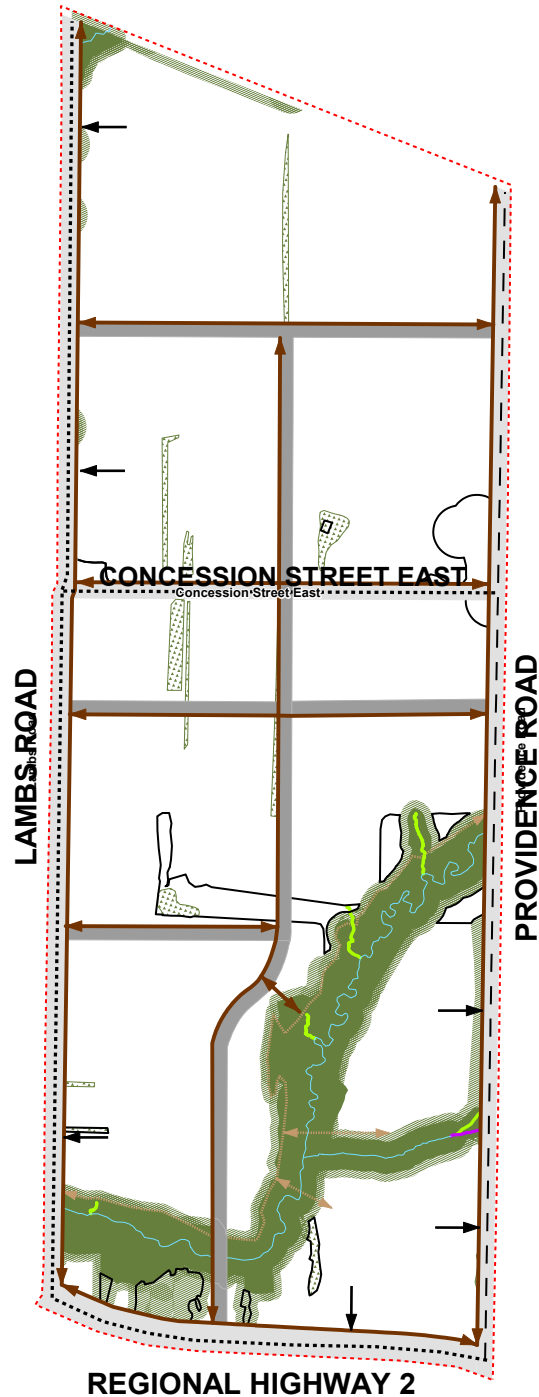
Source: Alltrails

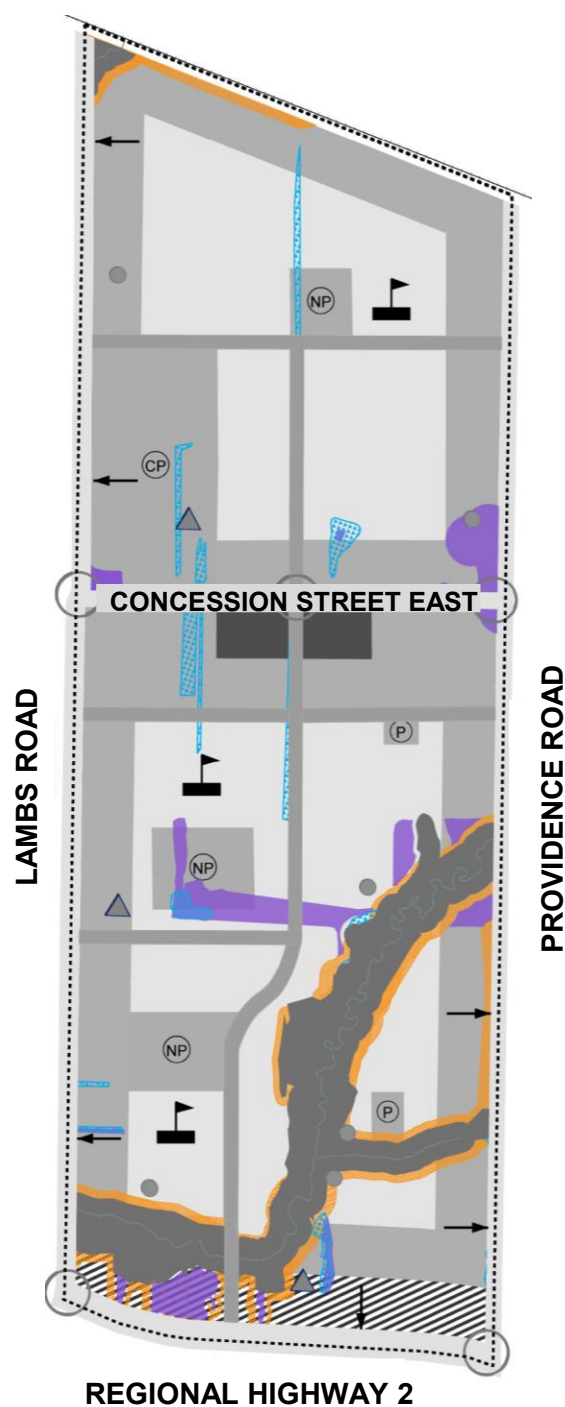


- Infrastructure & Utilities
- Stormwater Management (SWM) and Low Impact Development (LID)
- Urban Forest & Native Plantings
- Sustainability



Schedule B Environmental Constraint & Active Transportation





Environmental Constraint Overlays



Vegetation Protection Zone (VPZ)

- EIS must be prepared in support of development applications to confirm VPZ



Low Constraint

- Development not restricted
- Encourage incorporation of features into site plans



Additional Areas of Further Study

- Areas providing candidate and/or unconfirmed significant wildlife habitat
- Site specific EIS required



Secondary Plan Policies

Section 5.3 – Neighbourhood Centre

- Orient POPs and built form to intersections



Urban Design Guidelines

Section 4.5 – Neighbourhood Centre

- Neighbourhood Centre as the community focal point
- Emphasize through building massing, building corner design, materials, furniture, landscaping and art
- Privately-owned publicly-accessible plazas (POPs) should be located at the prominent intersection
 - contribute to its visual prominence,
 - improve the relationship of built form to the public right-of-way,
 - contribute to the area's identity

Key Urban Design Policies and Guidelines



Secondary Plan Policies

Section 5.5 – Mixed Use Buildings

- Distinguish commercial entrances from residential entrances in mixed use buildings



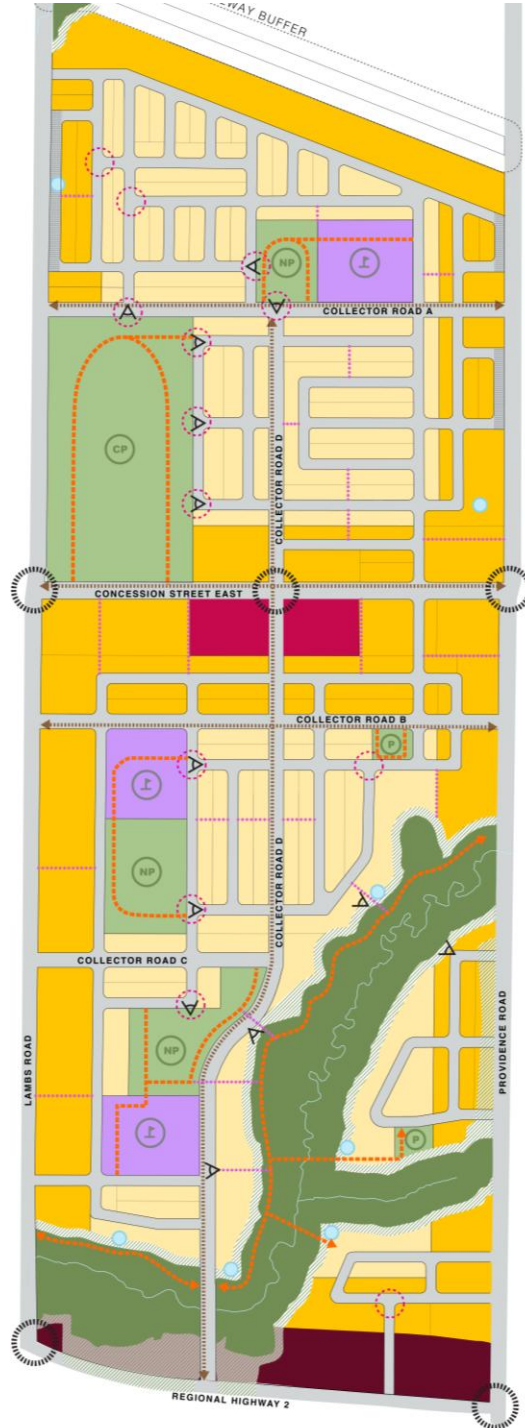
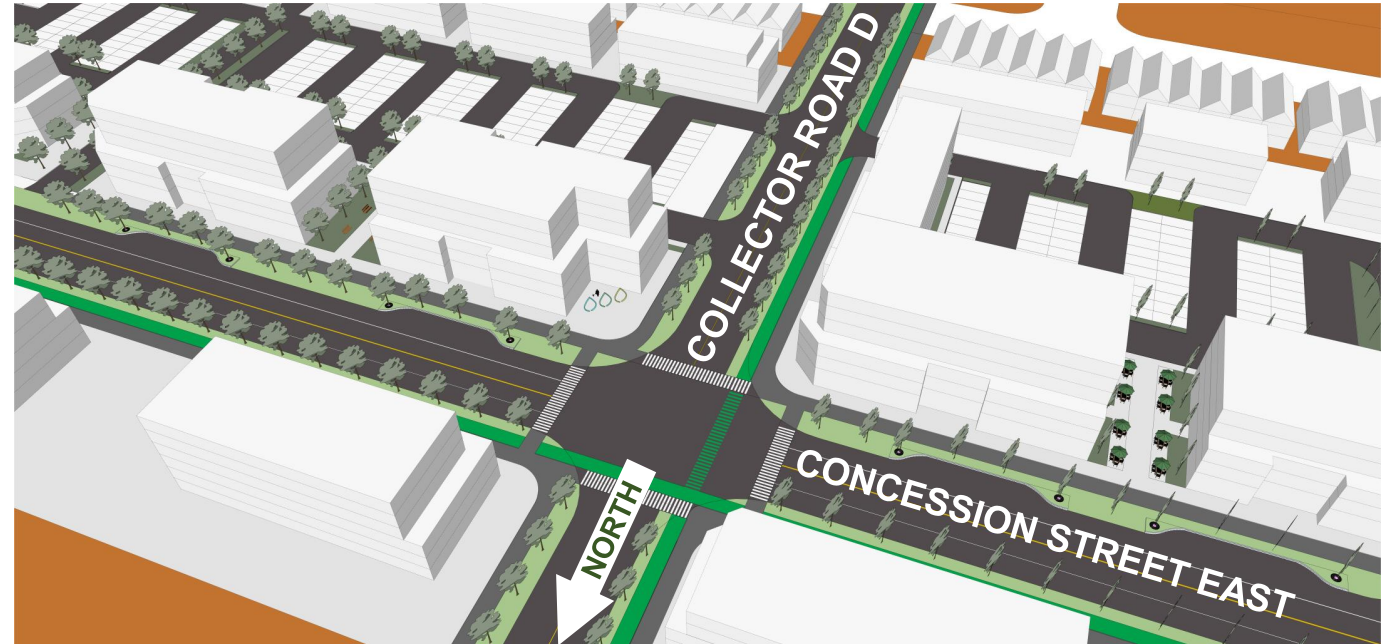
Urban Design Guidelines

- Distinguish residential entrances from commercial entrances, through building design and location
- At grade retail shall be broken down in scale and designed with a finer grain frontage
- Encourage underground parking or parking at the rear of buildings
- Outside temporary bicycle parking and inside bicycle storage should be incorporated
- Servicing, loading and parking access shall be from the rear of the building

Soper Hills Secondary Plan Demonstration Plan



3D Model of Neighbourhood Centre



Soper Hills Secondary Plan Demonstration Plan



- [illegible]

Thank you

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