

BROOKHILL NEIGHBOURHOOD

Secondary Plan Update

What We Heard Report #3

Landowners Workshop • December 2, 2019

Clarington

 The Planning
Partnership

In association with
SCS Consulting Group
R.J. Burnside & Associates Inc.
PLAN B Natural Heritage

ACKNOWLEDGMENTS

Municipality of Clarington

Carlos Salazar, Manager, Community Planning and Design
Greg Bunker, Planner, Planning Services Department
Karen Richardson, Manager, Development Engineering
Amanda Welsh, Development Coordinator
Cindy Strike, Principal Planner
Nicole Lizotte, Development Coordinator

Consulting Team

Project Management, Municipal Planning, and Public Consultation

[The Planning Partnership](#)

Dan Leeming, Senior Advisor
Donna Hinde, Principal
Wai Ying DiGiorgio, Principal
Ron Palmer, Principal
Stacey McCulloch, Associate

Municipal Services

[SCS Consulting Group \(SCS\)](#)

Sarah Kurtz, Senior Engineer

Transportation

[R.J. Burnside & Associates Inc.](#)

David Angelakis, Senior Project Manager
Cindy Chung, Engineering Assistant

Natural Environment

[PLAN B Natural Heritage](#)

Brad Bricker, Certified Senior Ecologist

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 - Option 312**

Appendix A - Landowners Presentation



Dec 2, 2019 6-8pm
Lino like suspension
Housing suspension
MVA/ELITE SYSTEM
No vehicle suspension
Vehicle suspension
SUV suspension
SUV suspension

1.0 INTRODUCTION

Project Purpose

The Brookhill Secondary Plan, completed in 2007, is being updated to reflect current planning policies, including the updated Clarington Official Plan, approved by the Region of Durham in June 2017, and updated Provincial policies. The Update will guide land use, environment, transportation, servicing, and public realm planning for the neighbourhood.

The Secondary Plan Update is being prepared as an Integrated Approach in accordance with the Planning Act and the requirements of the Municipal Class Environmental Assessment Process (MCEA) under the Environmental Assessment Act. The “Integrated Approach” recognizes the desirability of integrating and coordinating the planning and approval processes to satisfy the requirements of the Planning Act and Environmental Assessment Act.

The Secondary Plan Update is currently in Phase 2 – Sustainability and Urban Design – of a four phase project. This Phase includes the development of three alternative land use plans for the Study Area in the Brookhill Neighbourhood.

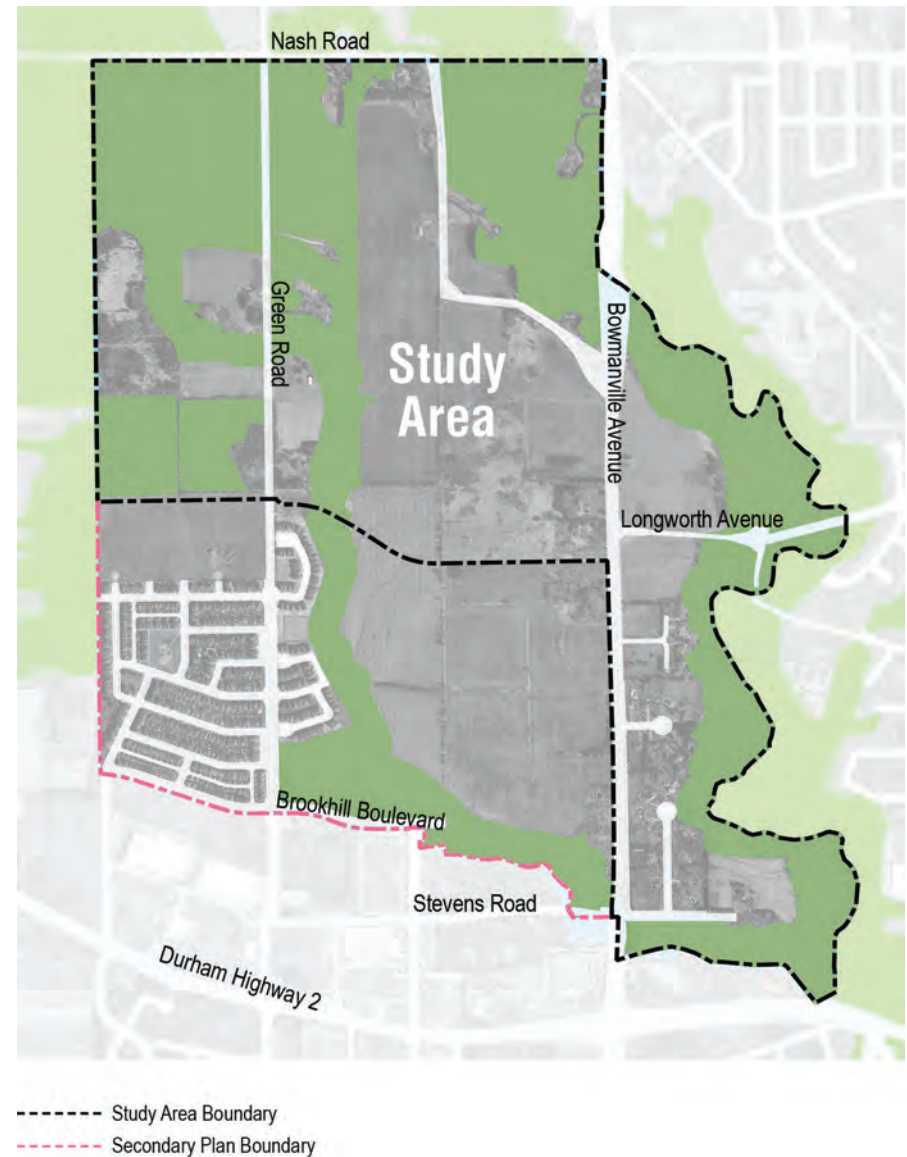


Figure 1: Brookhill Neighbourhood Secondary Plan Update Study Area

2.0 ENGAGEMENT PROCESS

The Brookhill Secondary Plan Update process consists of four phases, each of which has unique goals, objectives, and deliverables. Public engagement will occur through Public Information Centres to ensure ample opportunities to receive and integrate feedback on the Secondary Plan update.

Engagement and Consultation Goals

- To build awareness and understanding of the purpose of the Brookhill Secondary Plan Update;
- To effectively engage all stakeholders in the process of reviewing and updating the Brookhill Secondary Plan;
- To generate broad-based support for the Brookhill Secondary Plan;
- To have meaningful conversations focused on providing the planning, design, and development framework for a successful, implementable, and complete Secondary Plan; and,
- To encourage participation and ensure stakeholders can contribute their ideas through a variety of forums.

An overview of each phase is provided below.

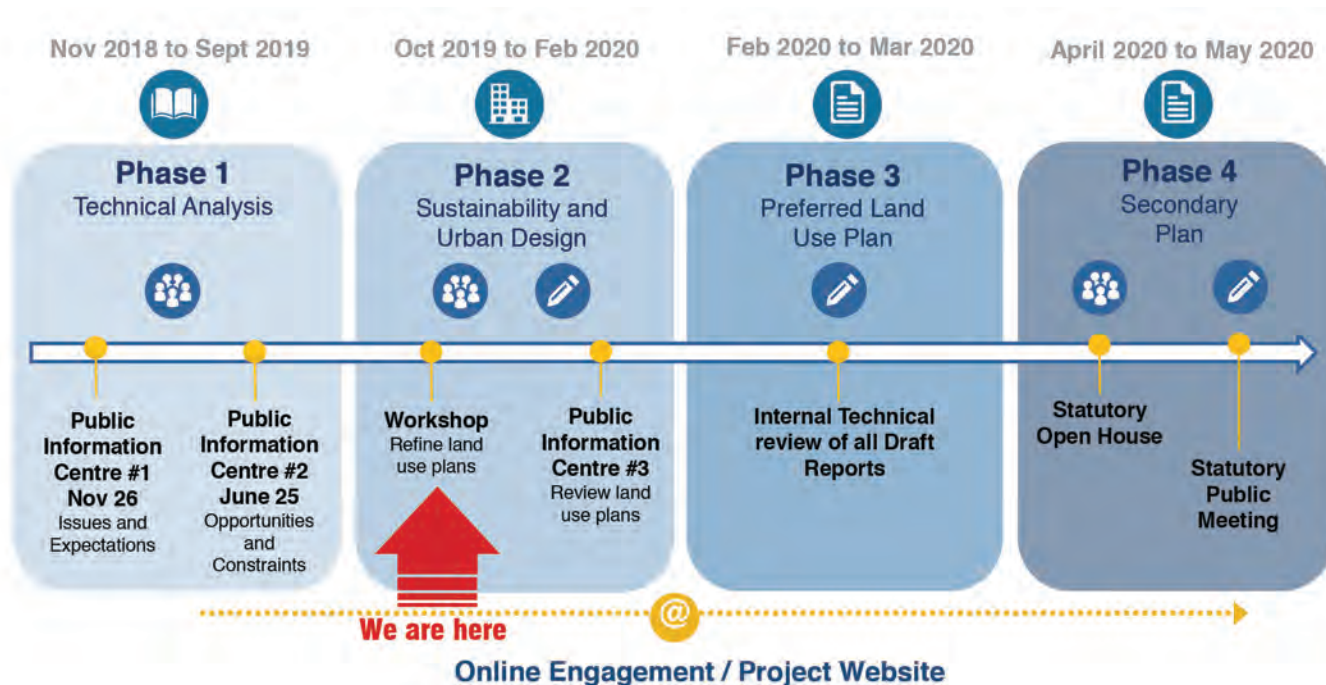


Figure 2: Project Timeline

3.0 MEETING OVERVIEW

LANDOWNERS WORKSHOP

Two Landowners Workshops were held on Monday, December 2, 2019. The **Afternoon Session** took place between 1pm to 4pm and the **Evening Session** was from 6pm to 8pm at the Garnet B. Rickard Recreation Complex at 2440 Highway 2 in Bowmanville. The Landowners Workshops included a presentation discussing the planning context, key directions established from the findings and information gained from the technical review and background work from Phase 1, and a review and discussion of the three preliminary alternative land use plans.

Following the presentation, workshop participants were invited to review the alternatives and to share their thoughts on the three land use plans during table discussions with respect to eight (8) topic areas:

- Land Use Distribution;
- Housing Distribution
- Open Space System;
- Natural Heritage;
- Road Pattern;
- Stormwater Management Strategy;
- Schools; and,
- Retail/Commercial Distribution,

Participants also had the opportunity to speak to members of the project team one-on-one.

Approximately 30 landowners and their representatives attended the Afternoon Session, and approximately 35 attended the Evening Session.

Consulting Team

Project Management, Planning, and Public Consultation

The Planning Partnership (TPP)

Dan Leeming

Donna Hinde

Wai Ying DiGiorgio

Stacey McCulloch

Ron Palmer

Municipal Services - SCS Consulting Group (SCS)

Sarah Kurtz

Transportation - R.J. Burnside & Associates Inc.

David Angelakis

Cindy Chung

Natural Environment - PLAN B Natural Heritage

Brad Bricker



Figure 3: Participants involved in table discussions

TABLE DISCUSSION

During the Table Group activity, participants were encouraged to provide feedback, and ask questions, on the three alternative land use plans. There were three tables organized around the three alternative options:

- Option 1 - Existing Official Plan;
- Option 2 - Higher Order Transit Supportive; and,
- Option 3 - New Initiative.

Each table was facilitated by a member from the consulting team who guided discussion and recorded feedback. Consultant team members and Municipal staff were available to answer questions related to the alternative land use plans. In addition to feedback received at the table discussions, participants were also encouraged to provide feedback on comment sheets.

A summary of the responses and feedback from both sessions are provided in the following sections: Section 4.0 Summary of Key Messages, and a record of the notes that were taken during the Table Group activities under Section 5.0 Alternative Land Use Plans Afternoon Session Feedback and Section 6.0 Alternative Land Use Plans Evening Session Feedback.

If there are any questions about this report, please contact Greg Bunker, Planner, Municipality of Clarington, by email (GBunker@clarington.net) or by phone (905-623-3379 ext. 2420).



Figure 4: Participants involved in table discussions with the Planning and Public Consultation Team



Figure 5: Participants involved in table discussions with the Planning and Public Consultation Team

DEVELOPMENT PROGRAMS

The following table sets forth the three proposed Development Programs that were used for the preparation of the Alternative Land Use Plans. One follows the existing Official Plan, another has transit supportive nodes, and the third is a new initiative that includes more high density and a central park.

DEVELOPMENT PROGRAMS	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3
Program Elements	Existing OP	Higher Order Transit Supportive	New Initiative
Land Use Distribution	Neighbourhoods with central medium density	Network of mixed use walkable nodes	Mixed use/HD focus on Bowmanville Ave.
Housing Distribution	Integrated with even distribution of low, medium, and high density housing in neighbourhoods Maintain large lot residential	Medium and high density housing distributed in nodes and along collectors, low density residential in neighbourhoods Seniors housing	High density housing (+ seniors housing) focused in MX Centre and along Bowmanville Ave. Mix of low and medium density in neighbourhoods
Open Space System	Multi-park Hierarchy Linked with NHS/SWM, mix of neighbourhood parks and parkettes	Neighbourhood Parks Centralized system of parks, large neighbourhood parks	Central Park Large central park, smaller neighbourhood parkettes
Natural Heritage (118 ha)	As defined	As defined, moderate enhancement	As defined, enhancement
Road Pattern	Modified Grid, limited use of lanes	Modified Grid, permeable and connected, rear lanes, passive solar alignment	Hybrid Moderately connected Focus on existing road network
SWM Strategy	SWM ponds	Minimize SWM size, focus on LID	Combination of SWM and LID
Schools	2 elementary schools connected to park system, standard school size	2 elementary schools Urban scale school sites	2 elementary schools, school campus associated with central park
Retail/Service Commercial Distribution	Adjacent to Longworth/Clarington Blvd.	Smaller retail nodes	Adjacent to Bowmanville Ave

Table 1: Proposed Development Programs used in the preparation of the three Alternative Land Use Plans.

4.0 SUMMARY OF KEY MESSAGES

Land Use Distribution

- Concern about the location and integration of higher density built forms with low to medium density
- Participants agreed with locating higher density along Bowmanville Avenue
- Residential and commercial uses should be separated by roads and not property lines
- Natural heritage issues with 2490 Green Road
- More medium density should be placed in the north portion of the study area

Housing Distribution

- Opportunities for seniors housing
- Medium and higher density residential should be located along Bowmanville Avenue
- Consider opportunity for properties south of Longworth Avenue and east of Bowmanville Ave to be designated High Density
- Locate high density in the north portion, adjacent to Bowmanville Creek Valley, in the property located north of Longworth Avenue and east of Bowmanville Avenue

Open Space System

- Participants would like to see an even distribution and variety of parks
- Parks and schools should be adjacent to one another
- Expand the Bowmanville Creek/Valley Trail and identify the existing biking and walking trail from Nash Rd south to Longworth Avenue

Natural Heritage

- Nature Park and trail connection to 2490 Green Road (Wallace Farm)

- Confirmation and further study required to determine the buffer depths to the Natural Heritage System

Road Pattern;

- Participants questioned the Longworth Avenue realignment, needs to be verified
- Bike lanes and multi-use paths should be located on Bowmanville Avenue
- Limit the use of rear lanes
- Access to Bowmanville Avenue is restricted due to topography
- Concerned about the traffic impacts of high density on Bowmanville Avenue
- Concerns related to the closure of Linden Lane and realignment to connect to Longworth Avenue (a consideration for the Municipality from the Bowmanville Avenue Environmental Assessment)

Stormwater Management Strategy

- Participants would like to see the integration of parks and stormwater management techniques, as well as the consolidation of stormwater management ponds
- Register on title lands used for Low Impact Development on private property
- Opportunity to propose Low Impact Development measures in parks, need to utilize Low Impact Development as much as possible

Schools

- Participants expressed support for the clustering of schools.

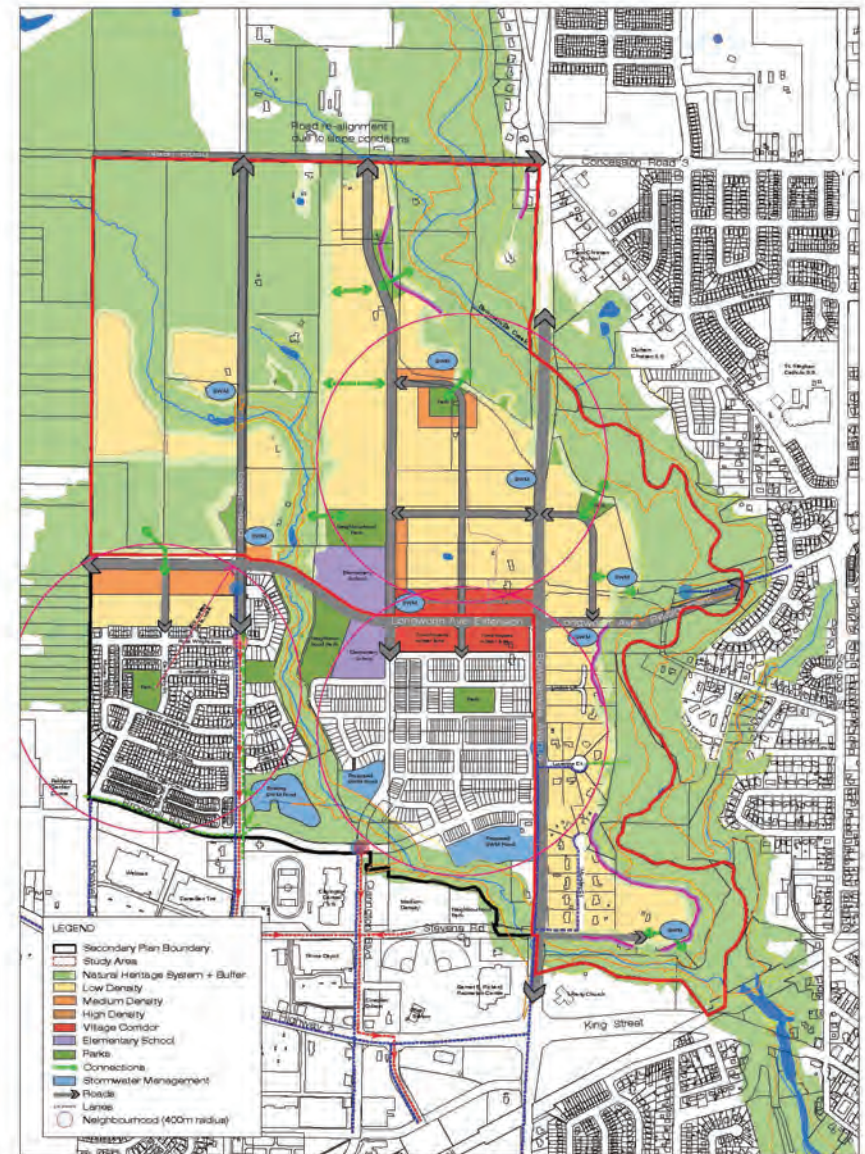
Retail/Commercial Distribution

- Concern about commercial sites immediately next to single family homes
- Agree with the location at Longworth and Bowmanville Avenues

5.0 ALTERNATIVE LAND USE PLANS - AFTERNOON SESSION FEEDBACK

ALTERNATIVE 1: Existing Official Plan

	OPTION 1
Program Elements	Existing Official Plan
Land Use Distribution	<ul style="list-style-type: none"> Low density and medium density on either side of Green Road., not logical i.e. 6 storeys across from single detached homes
Housing Distribution	<ul style="list-style-type: none"> The parcel on the north-east corner of Longworth Ave. and Green Road is challenging – size, access
Open Space System	<ul style="list-style-type: none"> Park locations are not centred in the neighbourhoods similar to existing subdivisions
Natural Heritage	<ul style="list-style-type: none"> With respect to aligning new Clarington Blvd around the slope, preference for hugging the stable top of bank pending geotechnical analysis
Road Pattern	<ul style="list-style-type: none"> Question of intersection spacing on Bowmanville Avenue and meeting Region requirements Nash Road – no identified need yet to extend east over Natural Heritage System
SWM Strategy	<ul style="list-style-type: none"> Is there an opportunity to combine some of the stormwater management ponds? Need to confirm number of ponds
Schools	
Retail/Service Commercial Distribution	



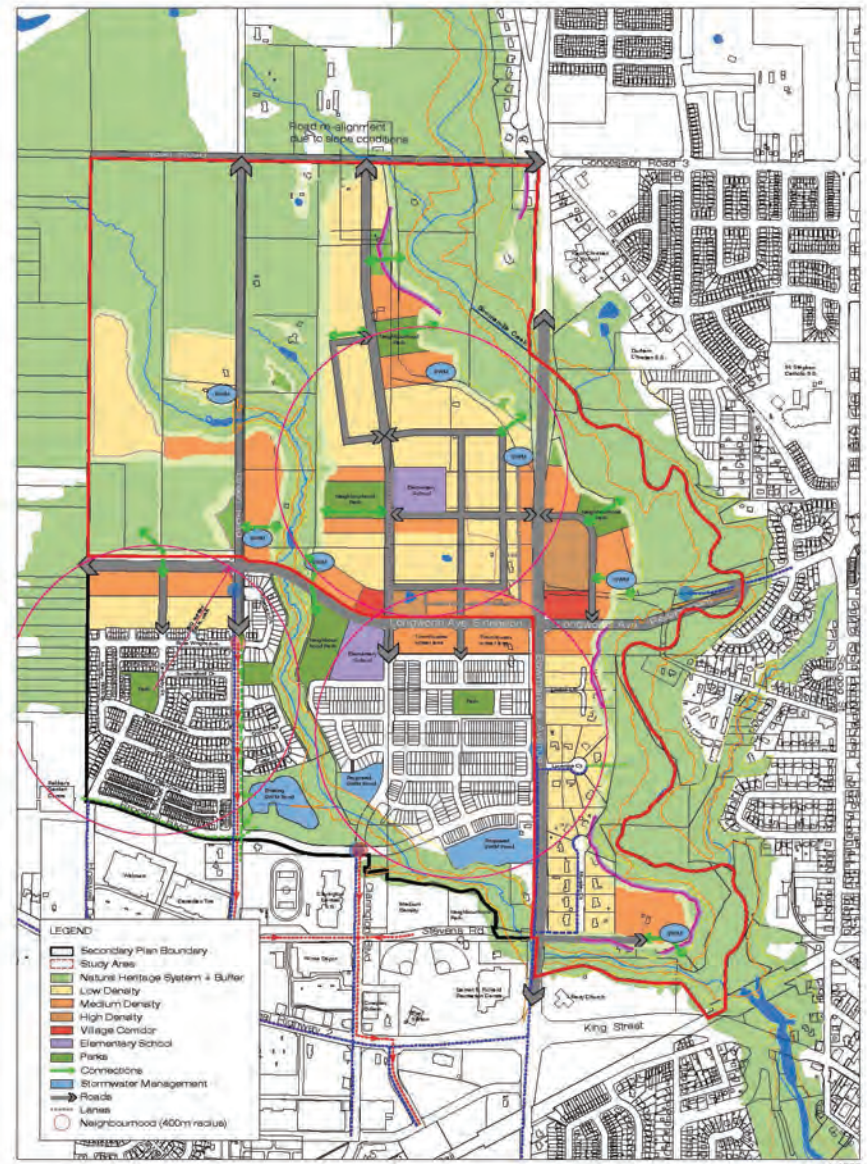
Brookhill Secondary Plan Update
Municipality of Clarington

Alternative Land Use Plan - OPTION ONE
December 2019



ALTERNATIVE 2: Higher Order Transit Supportive

	OPTION 2
Program Elements	Higher Order Transit Supportive
Land Use Distribution	<ul style="list-style-type: none"> • Increase density in the north south of Nash Road and consider Clarington Blvd. road re-alignment to allow for useable development • Continue medium density up to Nash Road • Parcel to the west (2490 Green Road) - Natural Heritage System issues
Housing Distribution	<ul style="list-style-type: none"> • Locate high density to the north of the property east of Bowmanville Avenue and north of Longworth Avenue • Create a median along Longworth Avenue – slow traffic
Open Space System	<ul style="list-style-type: none"> • Schools and parks should be placed together • In property east of Bowmanville Ave., shift park south, closer to the stormwater management pond • Is there a possibility to combine both parks and stormwater management? • Will there be an issue of park credit? • Distribute parks- more neighbourhood parks that are closer to medium and high density development
Natural Heritage	
Road Pattern	<ul style="list-style-type: none"> • Limit the use of rear lanes • Shift Clarington Blvd to the west, where it meets Nash Road allowing it to become buffer lands, or shift east to slope • Longworth Avenue alignment – concerns with road design, particularly with grade • No access to property east of Bowmanville Avenue, consider an emergency access just north of Longworth off Bowmanville Ave.
SWM Strategy	<ul style="list-style-type: none"> • Opportunities to combine ponds • Opportunities for low impact development, in particular, filtration trenches • Outfalls are key- depth of valley needs to be considered
Schools	<ul style="list-style-type: none"> • Keep the schools together
Retail/Service Commercial Distribution	<ul style="list-style-type: none"> • Agree with the location at Longworth and Bowmanville Avenues



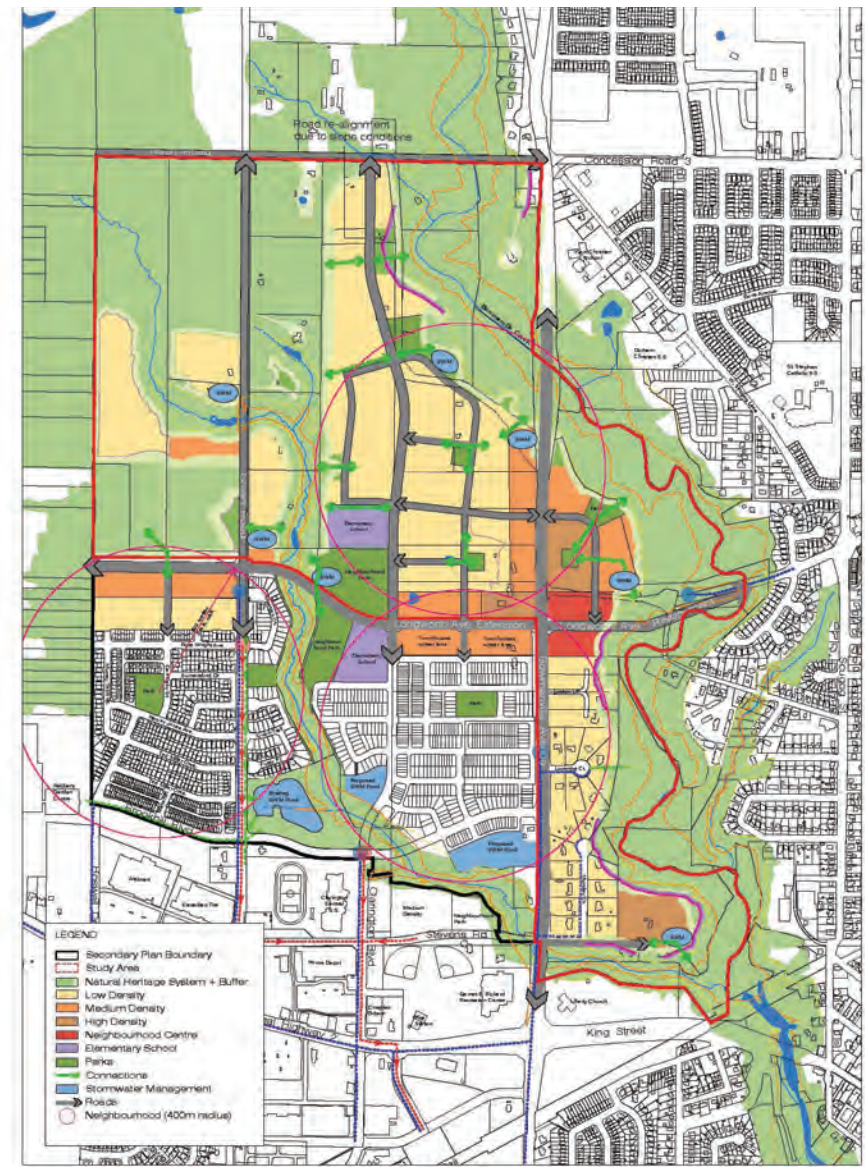
Brookhill Secondary Plan Update
Municipality of Clarington

Alternative Land Use Plan - OPTION TWO
December 2019



ALTERNATIVE 3: New Initiative

	OPTION 3
Program Elements	New Initiative
Land Use Distribution	<ul style="list-style-type: none"> Generally agreeable with layout shown
Housing Distribution	<ul style="list-style-type: none"> Agreeable with mix of housing types Move high density closer to Bowmanville Creek Valley in property east of Bowmanville Avenue and north of Longworth Avenue Along local corridors medium density should allow for 4-storeys for shared townhomes, back to back, and not just 5-6 storeys
Open Space System	<ul style="list-style-type: none"> Need to integrate high performance Low Impact Development with open space system Need to clarify size and use of small parks in middle neighbourhood Agreeable with parks layout
Natural Heritage	<ul style="list-style-type: none"> Verify buffer widths to Natural Heritage System Discussion about additional study needed to finalize widths (i.e. 15m) Consider combining parks and ponds
Road Pattern	<ul style="list-style-type: none"> Concern about alignment of Longworth Ave. Original owner who objected has sold their house to the developer Current proposed alignment will be very expensive due to existing slopes and valley issues Link to Bowmanville Ave from lands north and east of Longworth was discouraged by Region. David/Burnside - keep connection on west side, east side may be difficult
SWM Strategy	<ul style="list-style-type: none"> Need to utilize Low Impact Development as much as possible CLOCA comment: they have a full Low Impact Development program but need a site specific review. Low Impact Development may reduce 'quality pond' but not 'quantity pond' Show stormwater management on south east corner of Longworth Ave. and Bowmanville Ave.
Schools	
Retail/Service Commercial Distribution	<ul style="list-style-type: none"> Agreeable with plans as shown



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Municipality of Clarington

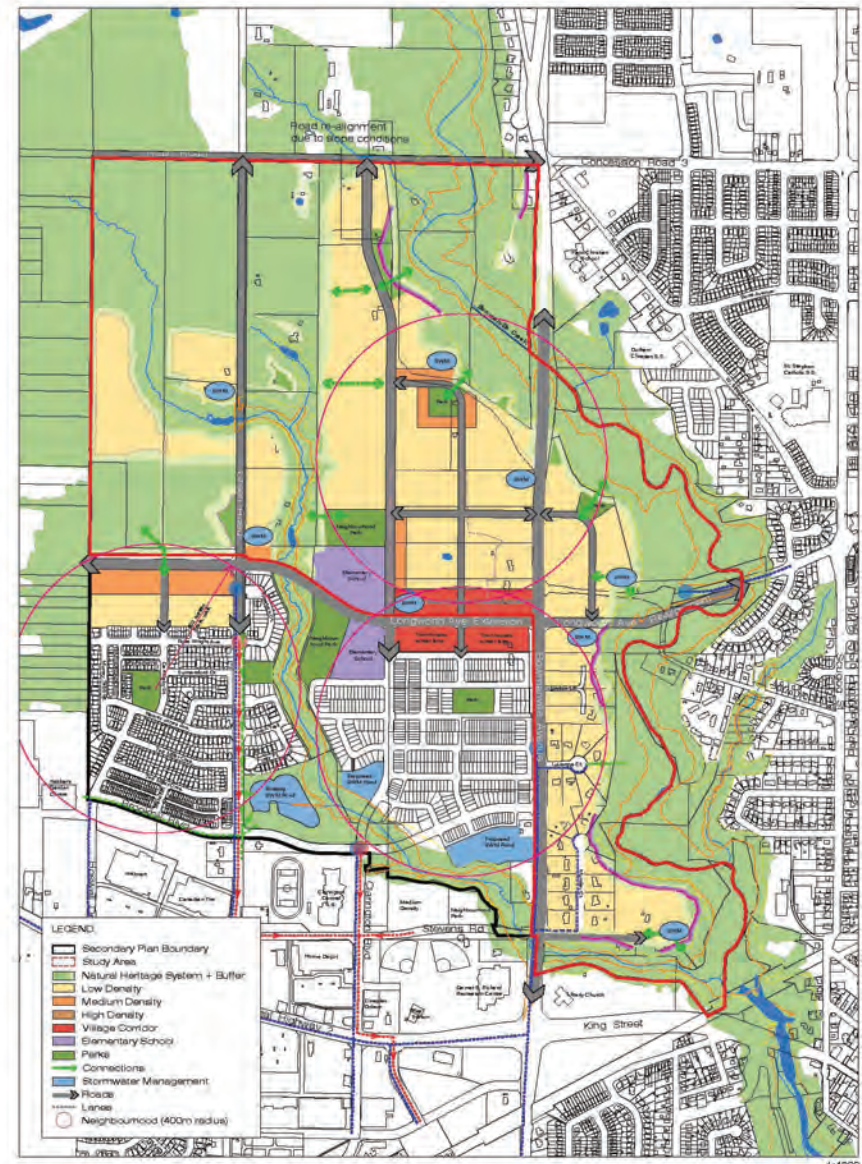
Alternative Land Use Plan - OPTION THREE
December 2019



6.0 ALTERNATIVE LAND USE PLANS - EVENING SESSION FEEDBACK

ALTERNATIVE 1: Existing Official Plan

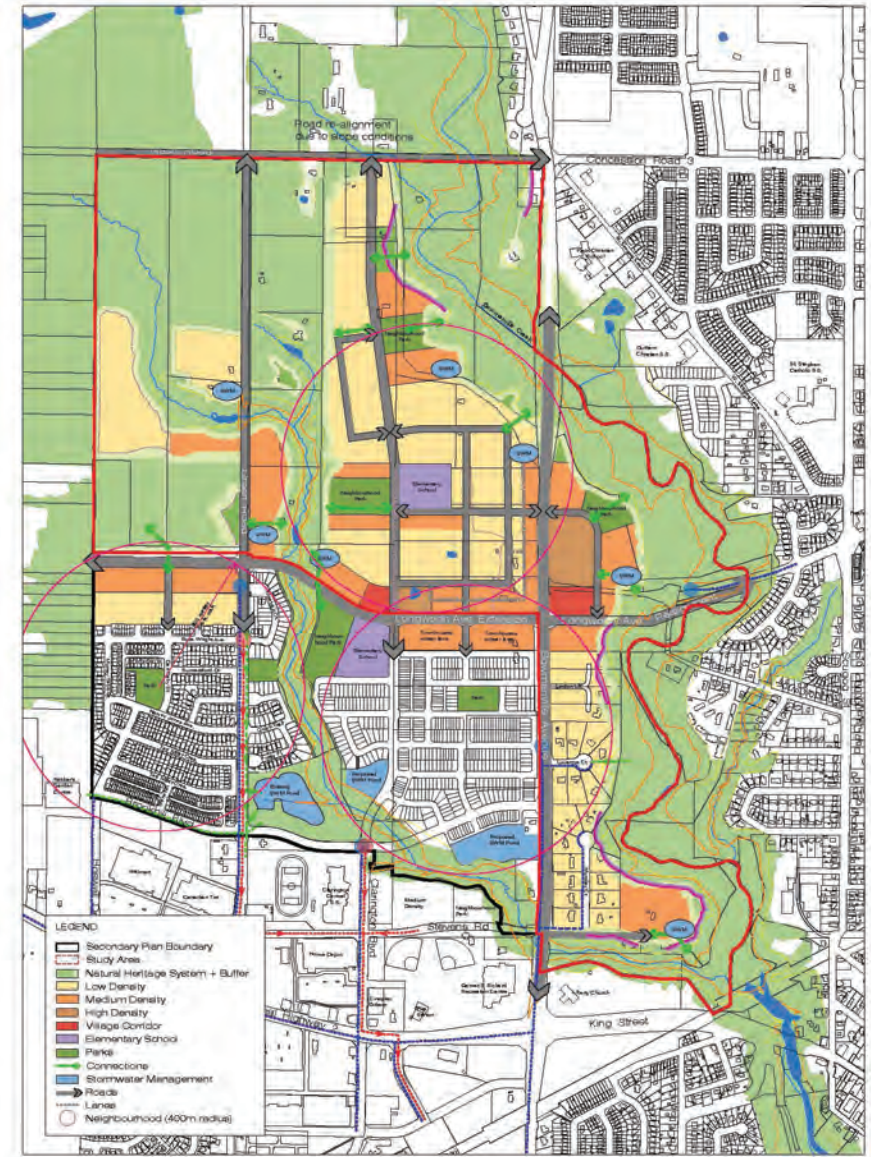
OPTION 1	
Program Elements	Existing Official Plan
Land Use Distribution	<ul style="list-style-type: none"> • Not supportive of high density as it is not an appropriate location and will cause traffic and environmental impacts • Residential and commercial should be separated by roads and not share a common lot line
Housing Distribution	<ul style="list-style-type: none"> • Prefer high density residential at south east corner of Longworth and Bowmanville Avenues
Open Space System	<ul style="list-style-type: none"> • Nature park envisioned (Wallace Farm) and trail connection
Natural Heritage	
Road Pattern	<ul style="list-style-type: none"> • Bike lanes and multi-use paths should be located on Bowmanville Ave as it is better connected • Align Luverme Ct. with new road • Consider Linden Lane reconfiguration as per the Bowmanville Ave. Environmental Assessment (closure of Linden Lane access to Bowmanville Avenue, extension of road up to Longworth Ave)
SWM Strategy	
Schools	
Retail/Service Commercial Distribution	<ul style="list-style-type: none"> • Access challenged by existing steep grades



Brookhill Secondary Plan Update
Municipality of Clarington
Alternative Land Use Plan - OPTION ONE
December 2019

ALTERNATIVE 2: Higher Order Transit Supportive

	OPTION 2
Program Elements	Higher Order Transit Supportive
Land Use Distribution	<ul style="list-style-type: none"> • Opportunities for a place of worship in the west • Oppose commercial properties backing onto residential properties
Housing Distribution	<ul style="list-style-type: none"> • Property on Stevens Road should remain low density • Opportunities for seniors housing, particularly in the west • Medium and high density along Bowmanville Ave, south of Longworth Ave there is potential to include seniors housing at this location
Open Space System	<ul style="list-style-type: none"> • Identify existing biking and walking trail from Nash Rd south to Longworth Avenue • There is a conservation opportunity on Wallace Farm, north of Longworth Avenue and west of Green Road
Natural Heritage	<ul style="list-style-type: none"> • Environmental issues on the land proposed for seniors housing • Expand use of Bowmanville Creek/Valley Trail • Retain the trees in the most south-easterly parcel along property line between existing residential (46 Stevens Road) and proposed seniors housing
Road Pattern	<ul style="list-style-type: none"> • Concerned about the traffic impacts of high density on Bowmanville Ave • There are traffic concerns and issues for existing residential on Bowmanville Ave
SWM Strategy	<ul style="list-style-type: none"> • Register on title lands used for Low Impact Development on private property • Opportunity to propose Low Impact Development measures in parks
Schools	
Retail/Service Commercial Distribution	



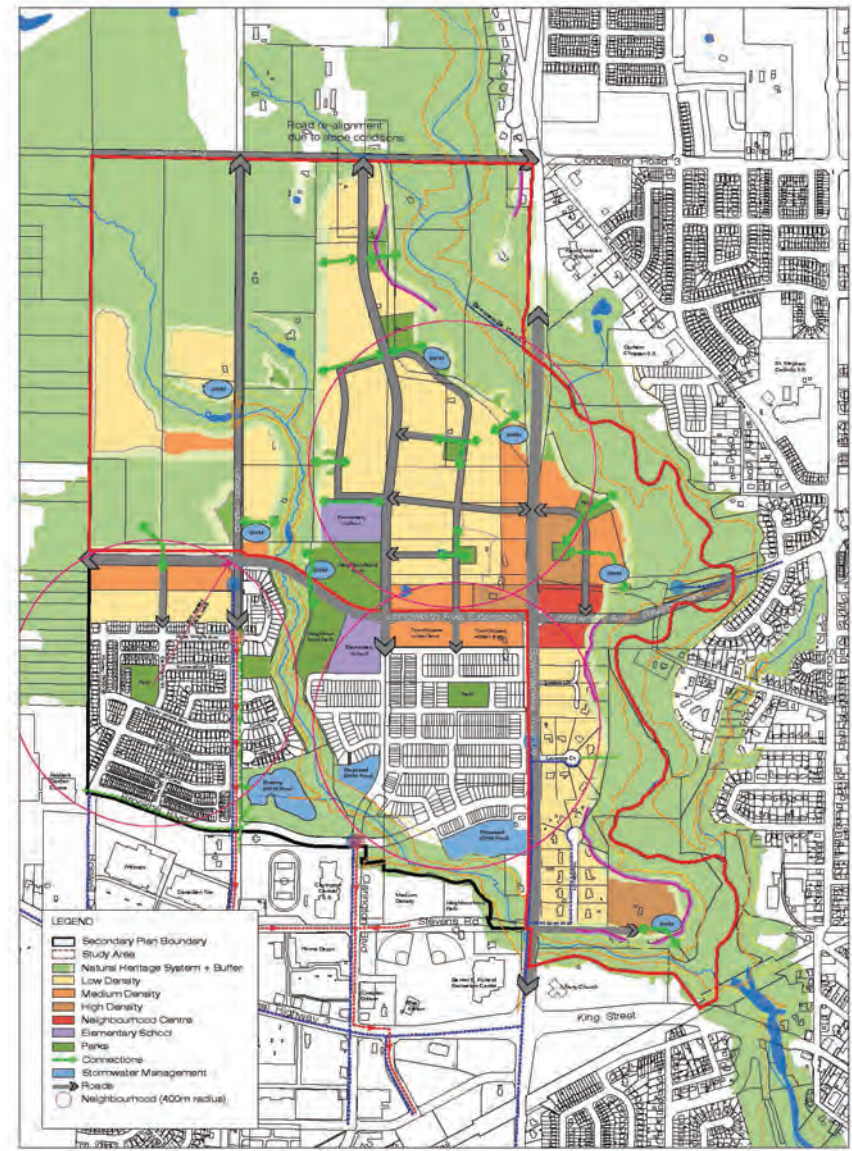
Brookhill Secondary Plan Update
Municipality of Clarington

Alternative Land Use Plan - OPTION TWO
December 2019



ALTERNATIVE 3: New Initiative

	OPTION 3
Program Elements	New Initiative
Land Use Distribution	<ul style="list-style-type: none"> • Linden Lane – possible opportunity to consider change of land use related to Bowmanville Ave • Concern about Kaitlin development proposal on Stevens Road being too dense and that it should be located on an arterial or collector road <ul style="list-style-type: none"> ○ Agree however that it is a needed use within the Town
Housing Distribution	
Open Space System	<ul style="list-style-type: none"> • Show existing trail system in westerly portion of secondary plan area
Natural Heritage	<ul style="list-style-type: none"> • Concern about local residential wells with new development (requires further studies of wells)
Road Pattern	<ul style="list-style-type: none"> • Linden Lane needs access through Del Park to Longworth (as suggested in the Bowmanville Avenue Environmental Assessment) • Multi-use path along Bowmanville Ave requested and proposed • Major concern about Luverme Ct. access to Brookhill Ave (and posted speed) • Concern about trucks on Bowmanville Ave using “jake brakes” and noise issues with local residents
SWM Strategy	
Schools	
Retail/Service Commercial Distribution	<ul style="list-style-type: none"> • Concern about commercial site, proposed Neighbourhood Centre at southeast corner of Longworth Ave and Bowmanville Ave (Del Park) is immediately next to single family homes • Linden Lane needs access through Del Park site to Longworth Ave. (as suggested in the Bowmanville Ave Environmental Assessment)



Brookhill Secondary Plan Update
Municipality of Clarington

Alternative Land Use Plan - OPTION THREE
December 2019



APPENDIX A

LANDOWNERS WORKSHOP PRESENTATION



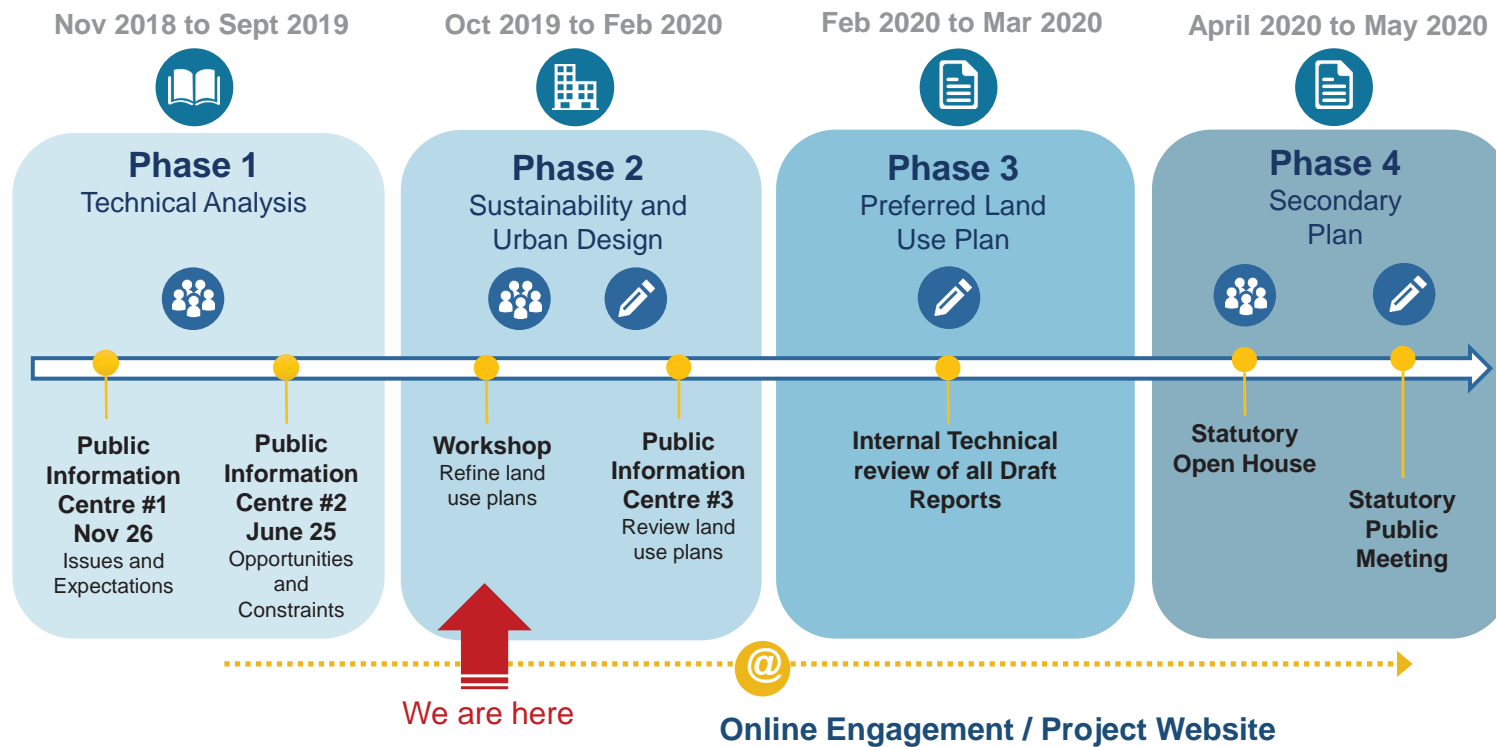
Monday, Dec. 2, 2019

AGENDA

- 1.0** Introduction
- 2.0** Planning Context and Key Directions
- 3.0** Three Development Programs + Options
- 4.0** Development Proposals
 - Delpark - Bowmanville and Longworth
 - Delpark - 2600 Green Rd.
 - Kaitlin - 46 Stevens Rd.
- 5.0** Design Session
- 6.0** Report Back
- 7.0** Next Steps



STUDY PROCESS



SECONDARY PLAN UPDATE

The **Brookhill Secondary Plan Update** shall implement the policies of the Clarington Official Plan and the Durham Region Official Plan, and conform to the Provincial Policy Statement and the Growth Plan.

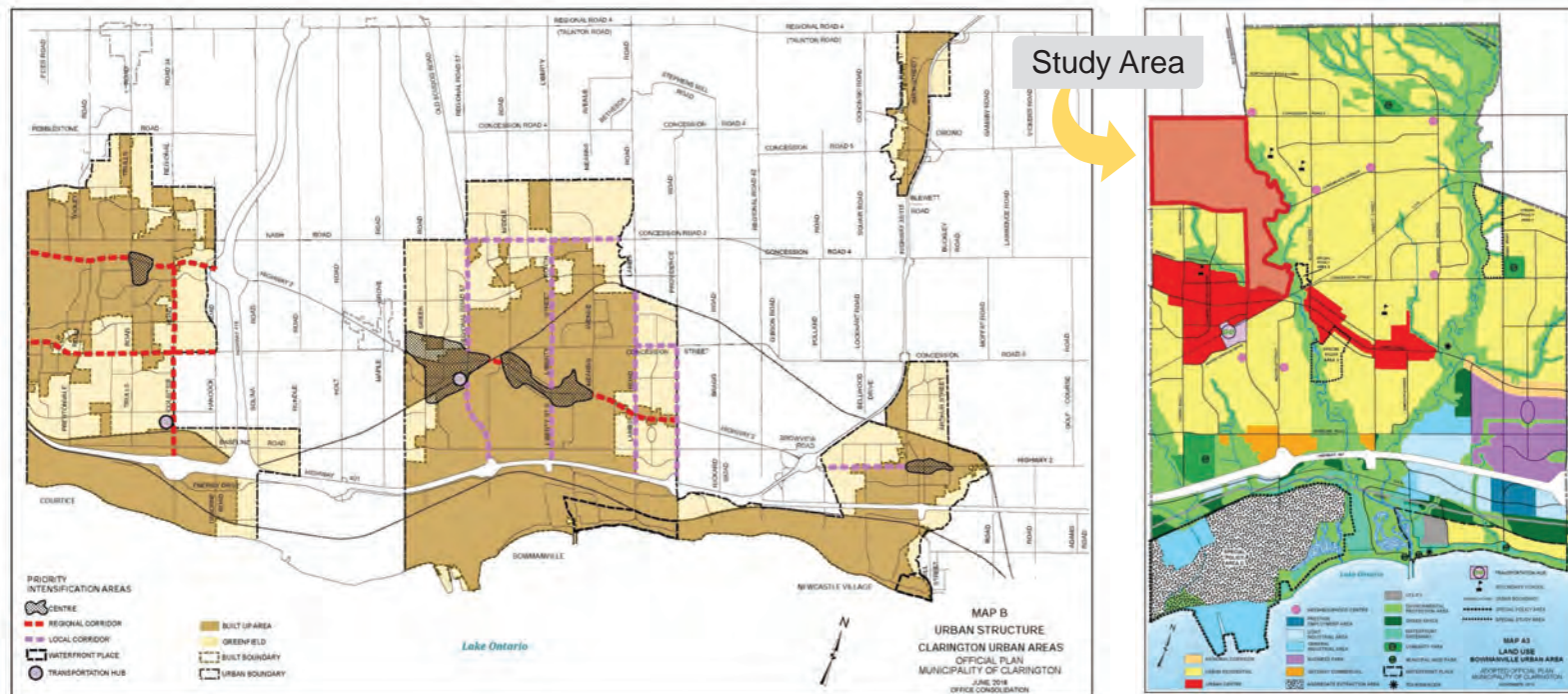
The work will:

- Address Clarington's Priority Green Development Framework;
- Update the land use planning framework and urban design guidelines;
- Refine and update the development plan; and,
- Update the natural heritage system and the engineering elements of the plan:
 - Stormwater drainage
 - Transportation
 - Servicing



SECONDARY PLAN STUDY AREA CONTEXT

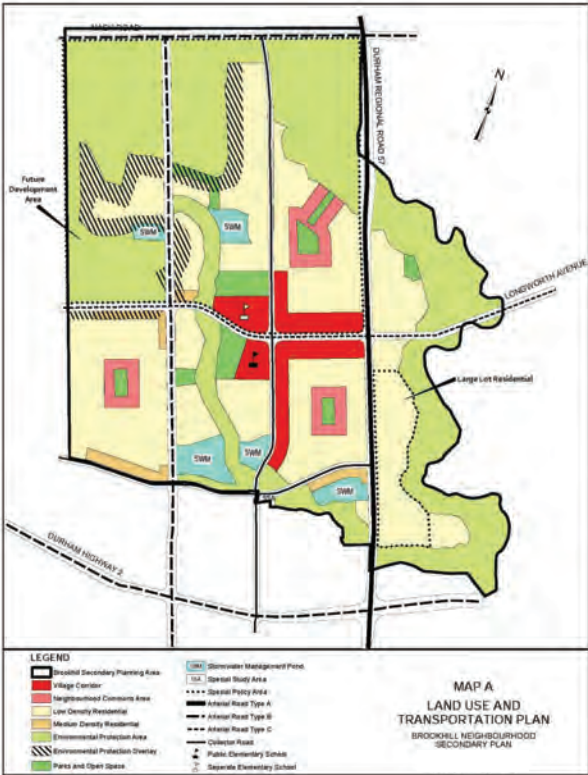
Official Plan – Bowmanville Area



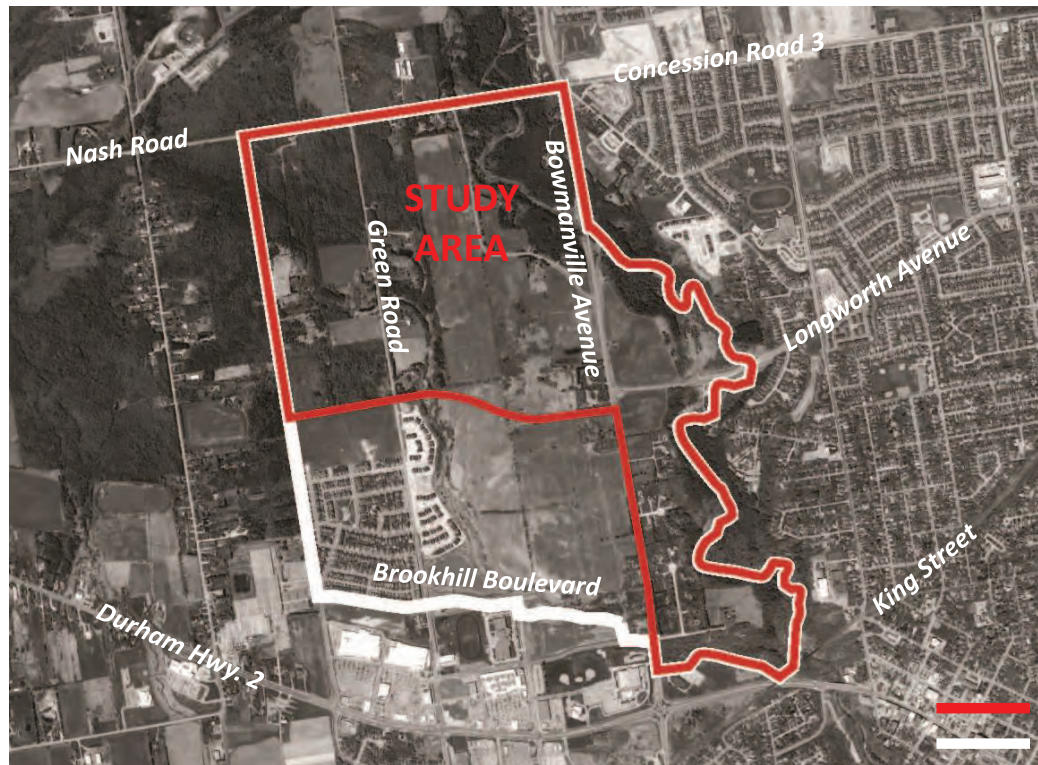
Urban Structure Map B

Land Use Map A3

EXISTING SECONDARY PLAN



SECONDARY PLAN STUDY AREA



2007 SECONDARY PLAN (white)

Size: 300 hectares (740 acres)

Approved for:

- 2,800 Residential units: singles, semi's, townhouses, low-rise apartments
- Retail and Service Commercial
- Schools and Places of Worship
- Parks and Open Spaces

2019 UPDATE (red)

Size: +200 hectares (495 acres)

**Brookhill Update Study Area
Secondary Plan Boundary**

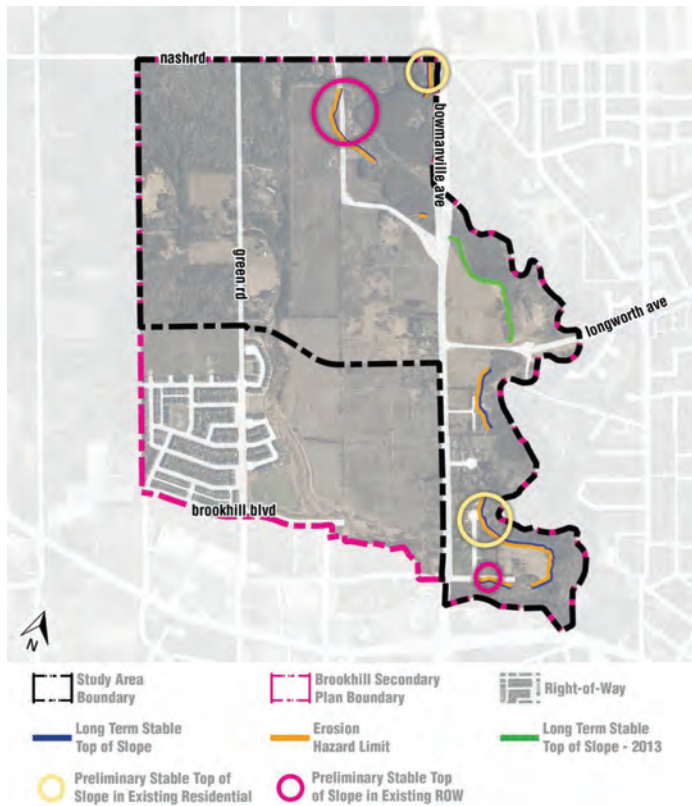
TECHNICAL ANALYSIS

Phase 1 Background Reports



- Slope Stability Study (SCS)
- Master Servicing and Stormwater Management Report (SCS)
- Transportation Study (R.J. Burnside)
- Natural Heritage Evaluation Report (PLAN B Natural Heritage)
- Landscape Analysis Report (TPP)
- Sustainability Plan and Urban Design Report (TPP)
- Planning Rationale Report (TPP)

KEY DIRECTIONS **Slope Stability**



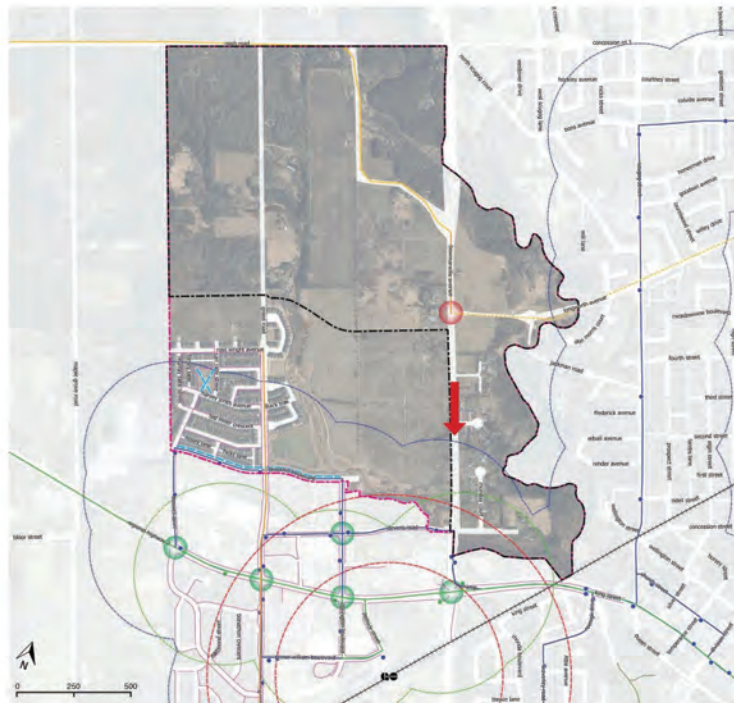
- The preliminary stable top of slope is within the existing Nash Road right-of-way (ROW), the existing Stevens Road ROW, and portions of the preliminary stable top of slope adjacent to Bowmanville Creek are within existing residential lots

KEY DIRECTIONS **Servicing + Stormwater Management**



- Existing sanitary and water infrastructure has been sized to accommodate development in the Brookhill Secondary Plan Area
- Trunk sanitary sewers are proposed on Bowmanville Avenue from Nash Road to Highway 2. The section of trunk sanitary sewer on Highway 2 is proposed for completion in 2020 and section on Bowmanville Avenue is proposed for completion 2027
- Runoff from the western portion of the study area is conveyed to the Brookhill Tributary
- Runoff from the eastern portion of the study area is conveyed to Bowmanville Creek

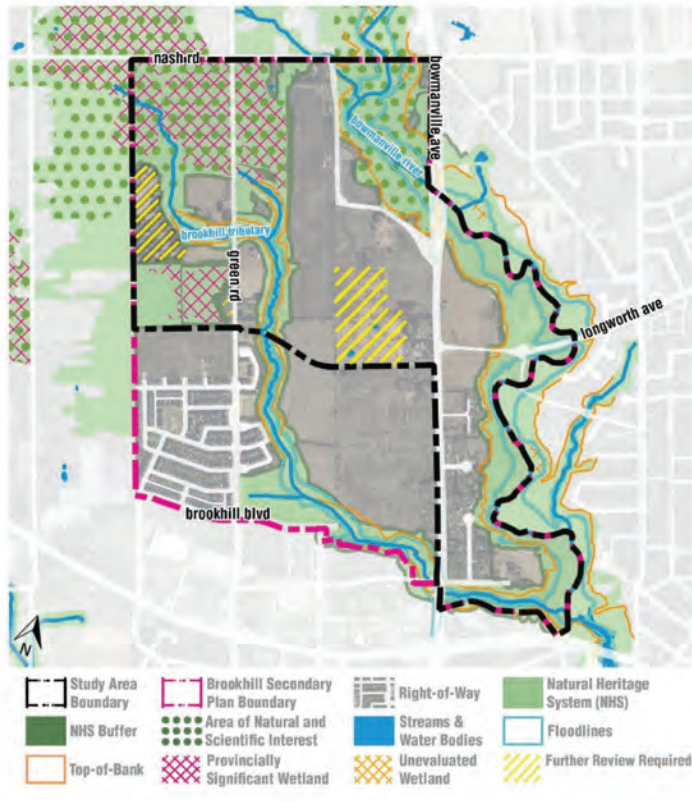
KEY DIRECTIONS **Transportation**



Three areas reviewed: Active Transportation, Transit, and Vehicle Road Network

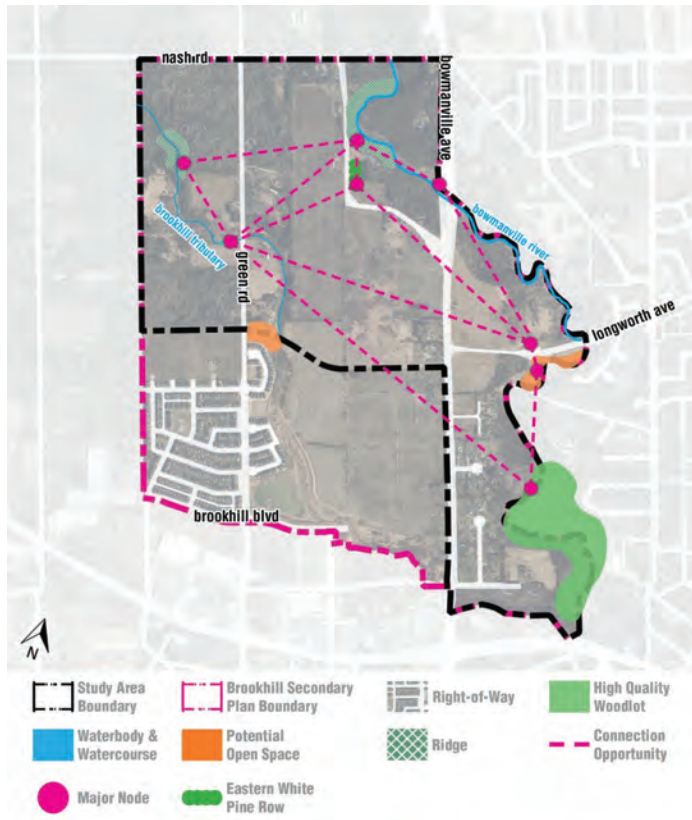
- Support integrated and connected transportation network through sidewalks, trails, modified grid, and transit – provide choice
- Extend Bowmanville Valley Trail, wider sidewalks and improved crossing infrastructure, extend cyclist infrastructure
- Extend transit routes into study area to support future development
- Maintain good vehicle traffic movement while providing an enhanced and safe network for pedestrians, cyclists and transit users

KEY DIRECTIONS **Natural Heritage Evaluation**



- Observe defined protection areas while considering restoration and enhancement opportunities
- Provide for passive and sustainable recreational opportunities within natural areas, linked trail system
- Minimize crossings of natural heritage features
- Observe that additional environmental features identified may have an impact on development

KEY DIRECTIONS Landscape Analysis



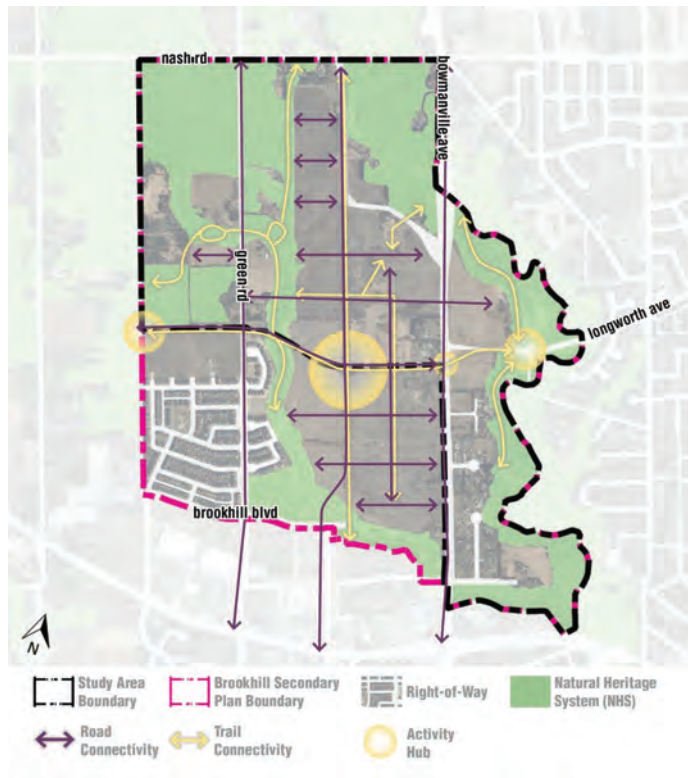
- Enhance key views into high quality natural areas
- Consider access points for trails along existing watercourses and through woodland areas, where appropriate

KEY DIRECTIONS **Sustainability**



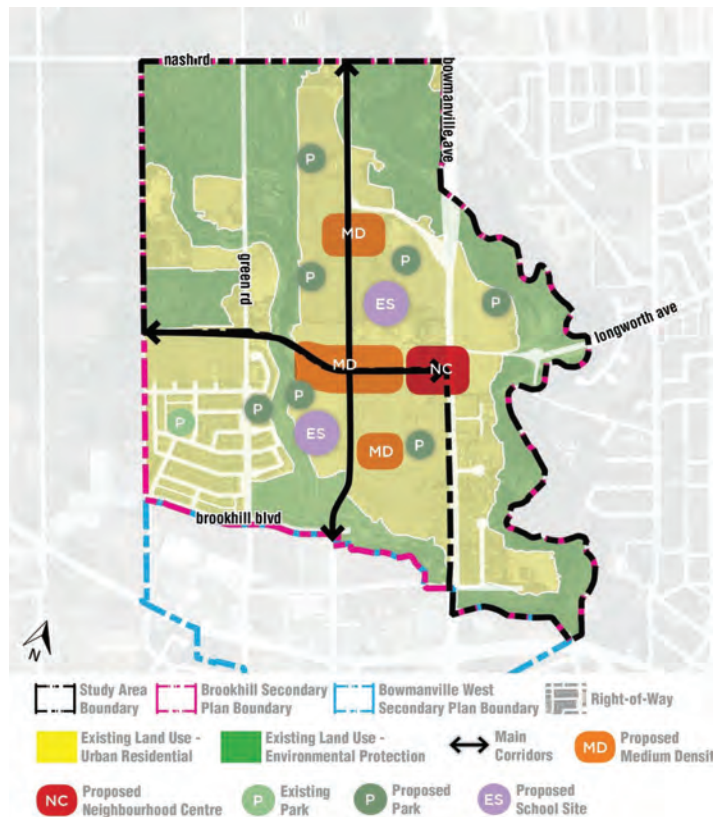
- Support public health by creating walkable neighbourhoods with amenities and services within a 5 minute walk (400 m)
- Reduce greenhouse gas emissions through complete streets, active transportation, and transit support
- Opportunities for best management practices for stormwater
- Utilize passive solar orientation in the layout of the community

KEY DIRECTIONS **Urban Design**



- Promote a healthy, connected, and complete community;
- Create opportunities for:
 - Intensified form of development
 - A complete and robust public realm
 - Synergies between the built form and landscape/open space
 - Permeable street and block pattern
 - Accessible and connected active transportation network

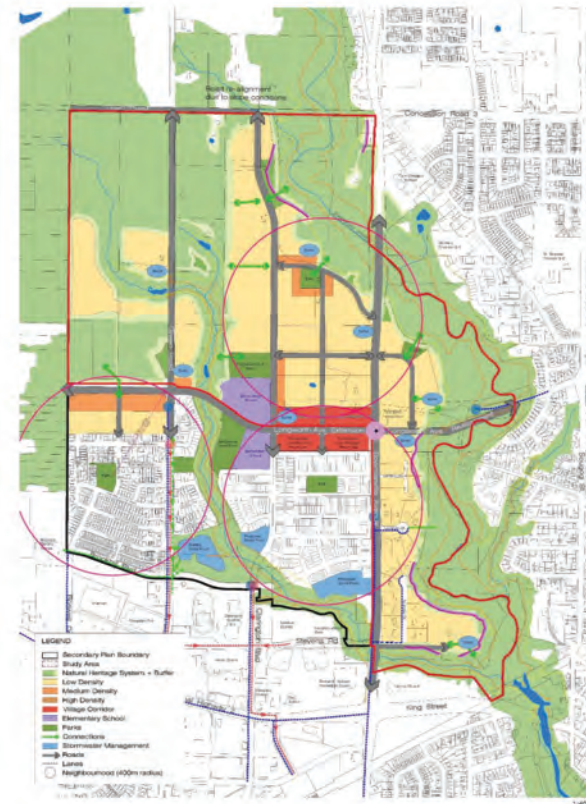
KEY DIRECTIONS **Land Use Planning**



- Key strategies to facilitate growth:
 - Support environment for change
 - Promote compact form
 - Develop as mixed use area
- Provide a range of housing types, densities, and tenures
- Promote development that builds on existing built and natural character
- Create a:
 1. Complete community,
 2. High-quality community,
 3. Healthy community,
 4. Sustainable community,
 5. Resilient community
 6. Viable community

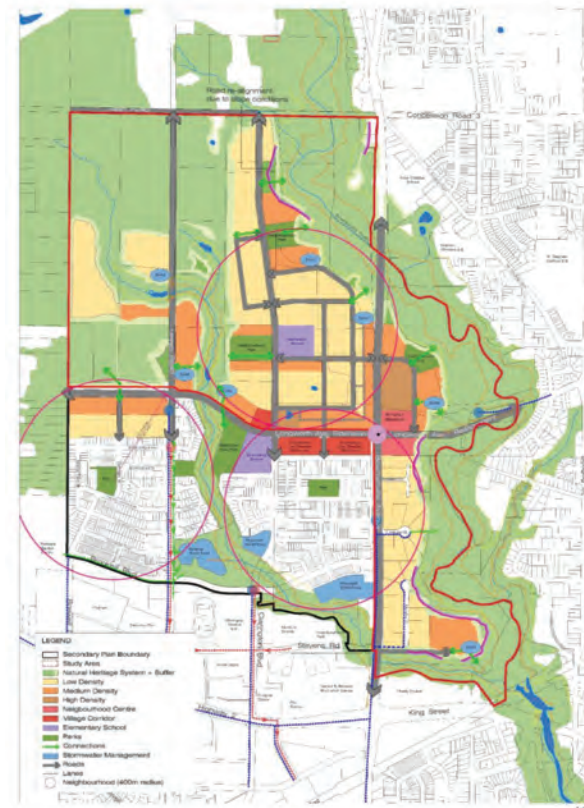
DRAFT DEVELOPMENT PROGRAMS + OPTIONS

	ALTERNATIVE 1
PROGRAM ELEMENTS	Existing Secondary Plan
Density	50 persons+jobs/ha
Land Use Distribution	Neighbourhoods with central medium density
Housing Distribution	Integrated with even distribution of low, medium, and high density housing in neighbourhoods Maintain large lot residential
Open Space System	Multi-park Hierarchy Linked with NHS/SWM, mix of neighbourhood parks and parkettes
Natural Heritage (118 ha)	As defined
Road Pattern	Modified Grid, limited use of lanes
SWM Strategy	SWM ponds
Schools	2 elementary schools connected to park system, standard school size
Retail/Service Commercial Distribution	Adjacent to Longworth/Clarrington Blvd.



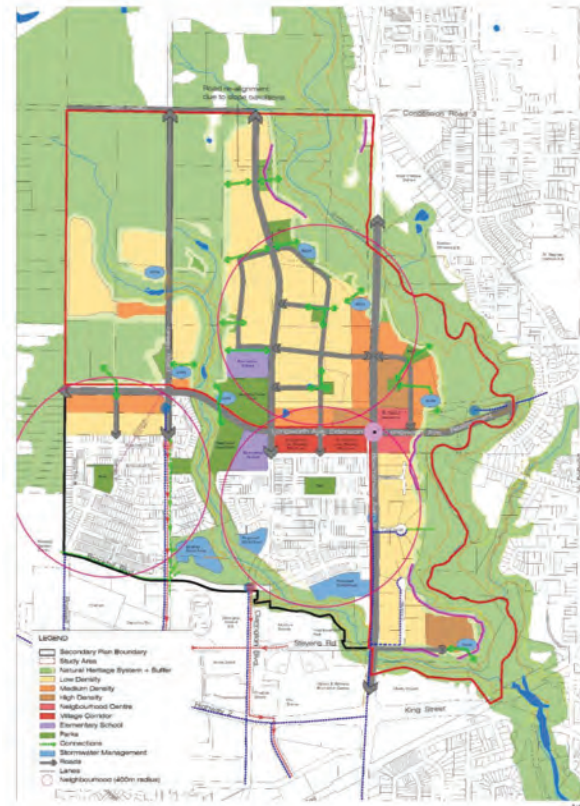
DRAFT DEVELOPMENT PROGRAMS + OPTIONS

	ALTERNATIVE 2
PROGRAM ELEMENTS	Higher Order Transit Supportive
Density	100 persons+jobs/ha
Land Use Distribution	Network of mixed use walkable nodes
Housing Distribution	Medium and high density housing distributed in nodes and along collectors, low density residential in neighbourhoods Seniors housing
Open Space System	Neighbourhood Parks Centralized system of parks, large neighbourhood parks
Natural Heritage (118 ha)	As defined, moderate enhancement
Road Pattern	Modified Grid, permeable and connected, rear lanes, passive solar alignment
SWM Strategy	Minimize SWM size, focus on LID
Schools	2 elementary schools Urban scale school sites
Retail/Service Commercial Distribution	Smaller retail nodes



DRAFT DEVELOPMENT PROGRAMS + OPTIONS

	ALTERNATIVE 3
PROGRAM ELEMENTS	Central Focus
Density	80 persons + jobs/ha
Land Use Distribution	Mixed use/HD focus on Bowmanville Ave.
Housing Distribution	High density housing (+ seniors housing) focused in MX Centre and along Bowmanville Ave. Mix of low and medium density in neighbourhoods
Open Space System	Central Park Large central park, smaller neighbourhood parkettes
Natural Heritage (118 ha)	As defined, enhancement
Road Pattern	Hybrid Moderately connected Focus on existing road network
SWM Strategy	Combination of SWM and LID
Schools	2 elementary schools, school campus associated with central park
Retail/Service Commercial Distribution	Adjacent to Bowmanville Ave



DEVELOPMENT PROPOSALS

Delpark

Proposal for Neighbourhood Centre at Bowmanville and Longworth

- 5.0 ha site
- Four mixed use buildings and a gas station
- Proposed 54,000 sq. ft (5,000 sq. m) of retail commercial space
- 30,000 sq. ft. dedicated to a grocery store

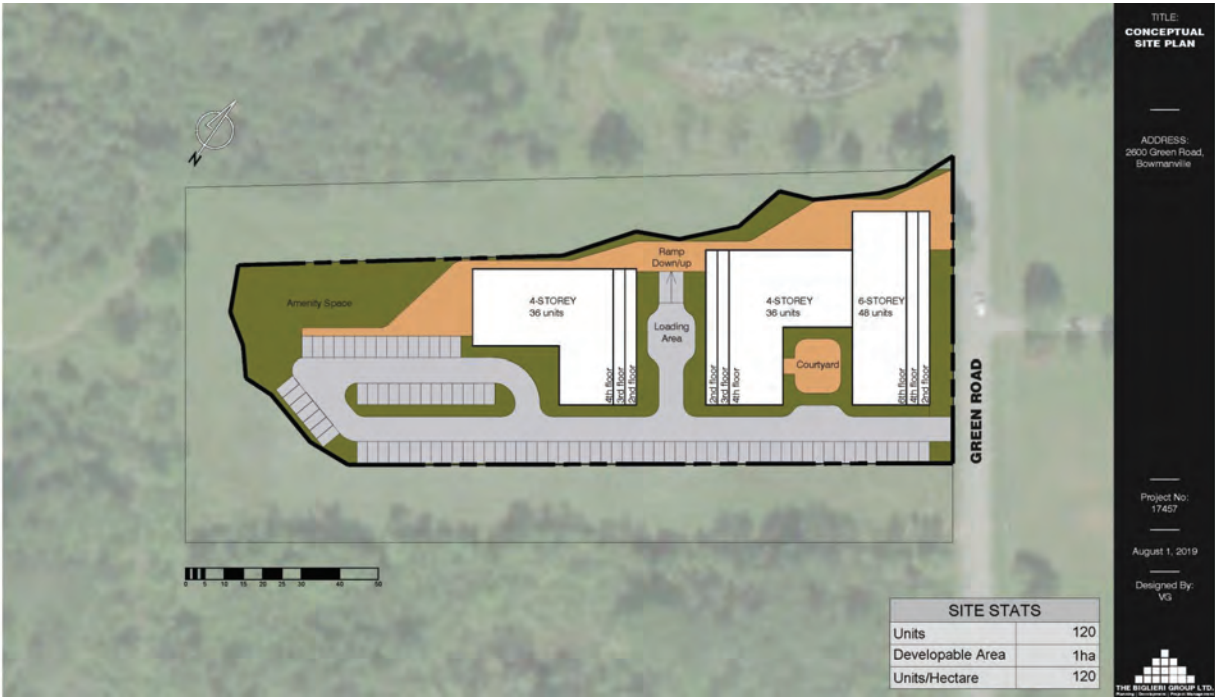


DEVELOPMENT PROPOSALS

Delpark

Proposal for 2600 Green Rd.

1.87 ha site
 Medium/High Density Residential Designation
 Two mid-rise buildings with heights of 4 and 6 storeys with one level of underground parking
 Total of 120 units



DEVELOPMENT PROPOSALS

Kaitlin Corporation Proposal for 46 Stevens Rd.

8.63 ha site

Assisted Care - 7 and 8
storeys with a 3 storey
central amenity building

Seniors Condominium -
10 storeys

11 Townhouse units



REAR LANE DESIGN

Municipality has noted that there are concerns with the design of rear lanes. Some of the concerns are as follows (taken from 2006 memo from Director of Engineering Services):

- Winter - Lack of snow storage in the winter combined with issue of locations for garbage and recycling collection
- Parking stalls - Tight turning radius for maneuvering in and out of parking spaces
- Parking - No additional parking for visitors or extra vehicles in lane
- Safety - Lighting and safety considerations – children playing in the rear lanes
- Design - Geometric designs do not achieve same sightline and ROW design criteria required for public right-of-way

Additional Concern not noted in memo

- Emergency Response: Dwellings have two addresses (a road and a lane address), which has caused confusion for emergency responders.

DESIGN SESSION

Landowner Workshop



Purpose – Review and discussion of preliminary alternative land use plans

- Three Tables organized around the three options
- Discuss the alternatives and gain feedback – team members in attendance to ensure each discipline is represented
- Shift tables, move around, to ensure that everyone has opportunity to review the three land use options
- Report back from each table and the end of the session

NEXT STEPS



1. Team revises draft alternative land use plans based on feedback from landowners
2. Public Information Centre #3 (date to be confirmed)
3. Prepare Draft Alternatives Land Use Plans Report
4. Phase 2 Technical Reports

Clarington

Visit our website for updates

www.clarington.net/Brookhill

Municipality of Clarington



Carlos Salazar, MCP, MCIP, RPP
Manager, Community Planning and
Design

csalazar@clarington.net



Greg Bunker OALA, ISA
Planner

gbunker@clarington.net



Karen Richardson, P. Eng.
Manager, Development Engineering

krichardson@clarington.net

The Planning Partnership

Dan Leeming

dleeming@planpart.ca

Ron Palmer

rpalmer@planpart.ca

Donna Hinde

dhinde@planpart.ca

Stacey McCulloch

smcculloch@planpart.ca

