

# BROOKHILL

Secondary Plan Update

Public Information Centre #1  
SUMMARY REPORT

The Planning Partnership  
December 14, 2018



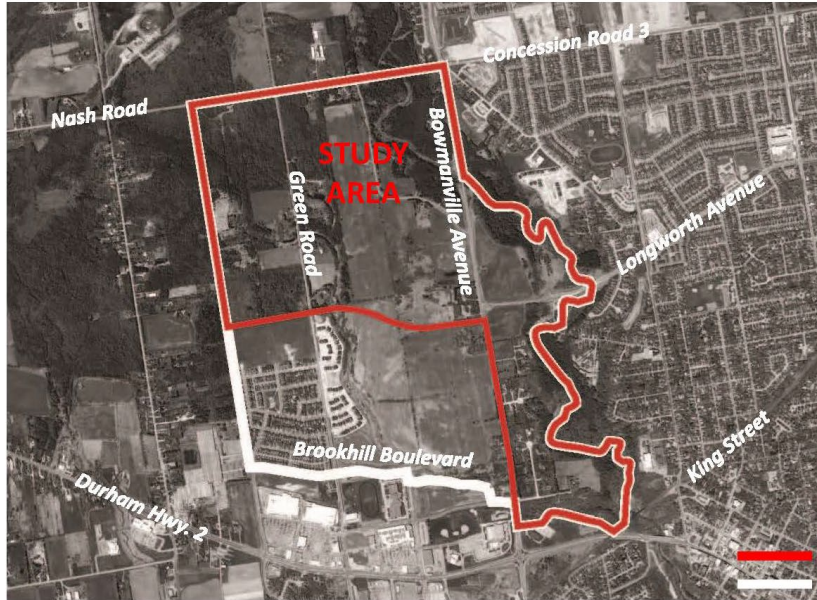
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Public Information Centre #1 Presentation

# 1.0 Introduction

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.



**2007 SECONDARY PLAN (white)**

**Size:** 300 hectares (740 acres)

**Approved for:**

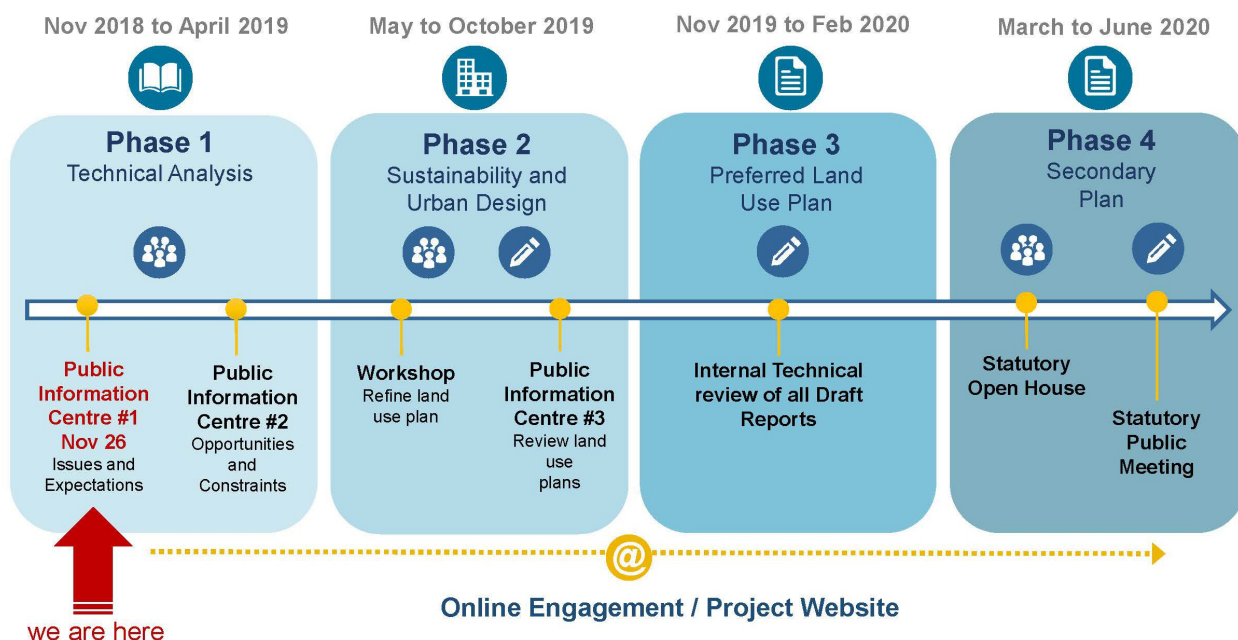
- 2,800 Residential units: singles, semi's, townhouses, low-rise apartments
- Retail and Service Commercial
- Schools and Places of Worship
- Parks and Open Spaces

**2018 UPDATE (red)**

**Size:** +200 hectares (495 acres)

**Brookhill Update Study Area  
Secondary Plan Boundary**

The Secondary Plan Update includes an Environment Assessment for new major infrastructure which will be integrated with the planning process. The Secondary Plan Update is currently in Phase 1 – Technical Analysis – of a four phase project. This Phase includes the inventory and analysis of land use, built form, natural features, transportation, and servicing in the Brookhill Secondary Plan area to be used as the basis for understanding opportunities and constraints for development.



The Brookhill Secondary Plan Update team includes the Municipality of Clarington, The Planning Partnership, and sub-consultants:

**Municipality of Clarington**

Carlos Salazar, Manager, Community Planning and Design  
Karen Richardson, Manager, Development Engineering

**The Planning Partnership – Project Management and Municipal Planning**

Dan Leeming                      Donna Hinde  
Ron Palmer                        Stacey McCulloch

**Municipal Services**

SCS Consulting Group (SCS)

**Transportation**

R.J. Burnside

**Natural Environment**

PLANB Natural Heritage

## 2.0 Overview of the Public Information Centre Format

The first Public Information Centre was held on Monday, November 26, 2018 from 6:00 pm to 8:00 pm at the Garnet B. Rickard Recreation Complex at 2440 Highway 2 in Bomanville. The Information Centre included an open house with large format displays of each of the presentation slides, a presentation and table group discussions. Workshop participants reviewed the displays and spoke to a member of the project team one-on-one. The presentation and the displays (see Appendix) provided context for the Brookhill Secondary Plan Update study area, introduced the team, explained what a Secondary Plan is, provided a summary of the principles that formed the foundation of the 2007 Secondary Plan, and described the work program and the opportunities for continued involvement in the Update.

Following the presentation, workshop participants were invited to discuss with others at their table group and provide input to two questions:

- Review the 2007 Brookhill Secondary Plan’s Principles. What words or phrases are missing? What words or phrases should be added?
- Review the four priorities for the Secondary Plan Update. What is important to you with respect to each priority? What should the team be mindful of during the process to prepare the Update?

Approximately 30 people attended the Public Information Centre.

## 3.0 Table Group Discussion #1

During the first Table Group activity, participants were asked to review the 2007 Brookhill Secondary Plan’s Principles that were included as Section 2 – Principles and Community Structure. People were asked for words or phrases that were missing from the statements and what words or phrases should be added.

The following is a summary of some of key thoughts regarding the Secondary Plan principles:

**FOCUS:** Important to have more community services and amenities, such as a community centre and farmers’ market.

**GREENLANDS:** Integrated open space and parks are important and should be a priority.

**CONNECTIONS AND LINKAGES:** walkable communities are important with trails and sidewalks. On-street parking is necessary.

**USES:** Important to have more diverse and smaller centres and ensure that development is compatible with existing buildings in the area.

**INFRASTRUCTURE:** Concerns about impact of development on groundwater and drinking water.

**DESIGN EXCELLENCE:** Suggested that the team do a “lessons learned” from the built part of Brookhill

The notes recorded during discussions at the Table Groups is as follows.

<b>TOPIC</b>	<b>Direction included in the 2007 Secondary Plan (Section 2.0 Principles and Community Structure)</b>	<b>Comments received at PIC #1</b>
<b>Focus</b>	<p>Multi-centred</p> <p>Comprise a main village corridor, three urban neighbourhoods with neighbourhood centres well</p> <p>A fourth lower density neighbourhood to recognize its unique surrounding environmental features</p> <p>There is a major retail focus at the south end of the Brookhill community, however these uses are outside the Brookhill community secondary plan area</p> <p>Each neighbourhood to have edges and a distinct higher intensity, mixed use focus that is within a 5-minute walk of the majority of residents</p>	<ul style="list-style-type: none"> <li>• Need more community services</li> <li>• Need proper community centre with a gym</li> <li>• Need something to “enrich our lives”</li> <li>• Space for farmers market</li> </ul>
<b>Greenlands</b>	<p>Parks for a variety of recreation activities are provided.</p> <p>Parks, natural heritage features and storm water management facilities form a connected greenlands system</p> <p>Storm water management facilities designed as landscape amenities, as well as to perform their functional requirements</p>	<ul style="list-style-type: none"> <li>• Integrated park plan</li> <li>• Existing park has play structure, not enough play equipment</li> <li>• No field for throwing a ball</li> <li>• Bigger parks are needed</li> <li>• Need more trails</li> </ul>

TOPIC	Direction included in the 2007 Secondary Plan (Section 2.0 Principles and Community Structure)	Comments received at PIC #1
<b>Connections /Linkages</b>	<p>A continuous system of trails for walking and cycling.</p> <p>Roads will provide a system that is appealing for pedestrians, cyclists, transit, as well as cars.</p> <p>Pedestrian connections adjacent to significant natural features planned to anticipate use and to avoid impact on the identified features' environmental functions.</p> <p>All roads designed as important components of the public realm.</p> <p>All roads will be lined with trees and have sidewalks.</p> <p>The community and its neighbourhoods will be linked to the existing built areas in Clarington.</p> <p>Community design based on a modified grid to enable ease of access and improved connections through the community.</p>	<ul style="list-style-type: none"> <li>• Need to have more sidewalks on both sides now</li> <li>• Better awareness of pedestrians</li> <li>• No sidewalks on Highway 2 so it's not safe to walk</li> <li>• Cycling lanes must be a priority to connect to downtown</li> <li>• A new bicycle route needs to be incorporated that will give users a safe route to the new GO Station and the Bowmanville downtown area</li> <li>• Bike lanes need to be built to Brookhill standards</li> <li>• On street parking for townhouses that have only one garage</li> <li>• Longworth to Boswell, roads need to be wider, because everyone drives to work</li> <li>• Bowmanville Ave needs trees and sidewalks</li> <li>• With the increase in traffic on 57, how will the 12 houses on the east side of 57 access unless they want to wait 5-10 minutes for a break in traffic?</li> <li>• Is Highway 57 to be widened to four lanes?</li> <li>• Will the needed land be taken from the east or west side of the existing highway or both?</li> </ul>
<b>Uses</b>	<p>Provide a diversity of housing types from single detached houses to apartment buildings to achieve densities anticipated in municipal and provincial policy.</p> <p>Plan for a density of development that will help to support transit and commercial activity.</p> <p>Provide a mix of uses so that people can have the choice to work, shop and enjoy community facilities in the community.</p>	<ul style="list-style-type: none"> <li>• Hazardous waste facility at old police station</li> <li>• More diverse smaller neighbourhood centres for essential services</li> <li>• Need better connection with downtown</li> <li>• Ensure proposed developments align and fit existing communities</li> <li>• For example, 6-storey building right across from 2 storey houses is not ideal</li> <li>• Need day care</li> </ul>

<b>TOPIC</b>	<b>Direction included in the 2007 Secondary Plan (Section 2.0 Principles and Community Structure)</b>	<b>Comments received at PIC #1</b>
<b>Infrastructure</b>	Municipal services should be provided in a cost effective and efficient manner.	<ul style="list-style-type: none"> <li>• Concerns of groundwater/drinking water wells on east side of 57 when more houses are built on the west side of 57. What will be done if water wells go dry?</li> </ul>
<b>Environmental Sustainability and Energy Conservation</b>	Community design shall incorporate, to the maximum extent feasible, state of the art environmental, energy and water conservation measures.	
<b>Design excellence</b>	The buildings, streetscapes, parks and open spaces and infrastructure should be distinctive and esthetically pleasing	<ul style="list-style-type: none"> <li>• Lots are too small</li> <li>• Do a “lessons learned” from built part of Brookhill</li> <li>• Not enough space between houses</li> </ul>

## 4.0 Table Group Activity #2

During Table Group Activity #2, participants were asked to review the four priorities for the Secondary Plan Update as set out in the Terms of Reference issued by the municipality. People were asked what was important to them with respect to each priority and what should the team be mindful of during the process to prepare the Update. The following is a summary of the input recorded at each Table Group.

Priority for the Secondary Plan Update as identified by Clarington	Key Considerations for the Update as received at PIC #1
<p align="center"><b>Sustainability and Climate Change</b></p>	<ul style="list-style-type: none"> <li>• Preservation of mature trees</li> <li>• Plant variety of native tree species</li> <li>• Save the trees, they provide privacy</li> </ul>
<p align="center"><b>Urban Design</b></p>	<ul style="list-style-type: none"> <li>• Gradual integration/transition of different housing types e.g. Stevens Road East- large lot residential land to east of Munday Court should fall under large lot designation</li> <li>• #57 redesignated for urban environment – sidewalks, tree lined, etc</li> <li>• control flow of traffic through neighbourhood</li> <li>• No Drive-through roads</li> <li>• More sidewalks</li> <li>• More choices for transportation</li> <li>• Open space as a network</li> </ul>
<p align="center"><b>Affordable Housing</b></p>	<ul style="list-style-type: none"> <li>• Apartment buildings being built now are not attractive</li> </ul>
<p align="center"><b>Community Engagement</b></p>	<ul style="list-style-type: none"> <li>• Timely report out of results of consultation is important</li> <li>• Brookhill community has a facebook group</li> <li>• Share information on the decision making process</li> <li>• Put technical reports on line</li> </ul>



# APPENDIX

Public Information Centre #1 Presentation



**BROOKHILL**  
secondary plan update  
**PUBLIC INFORMATION CENTRE**  
**PIC #1**

**Monday, November 26 | 6 to 8 p.m.**

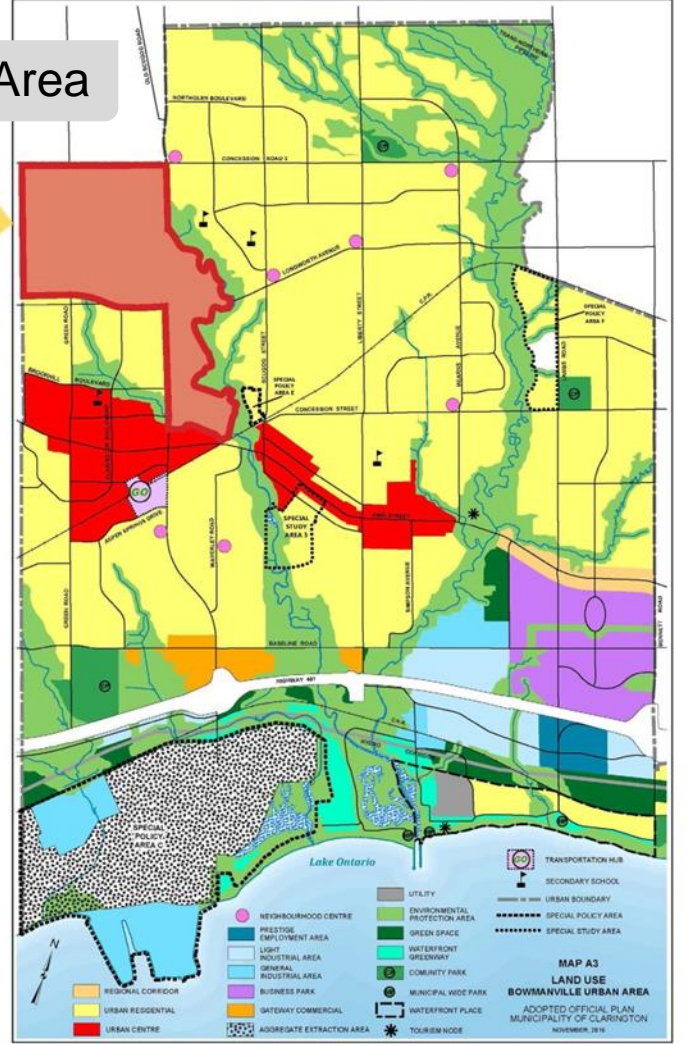
**Garnet B. Rickard Recreation Complex**

# SECONDARY PLAN STUDY AREA CONTEXT



Official Plan – Bowmanville Area

Study Area



Land Use Map A

# SECONDARY PLAN STUDY AREA CONTEXT



# PURPOSE

The **Brookhill Secondary Plan Update** will advance the forward-thinking policy framework approved over 10 years ago for a dynamic mixed use community by:

- updating the land use planning framework and urban design guidelines;
- refining and updating the development plan; and,
- preparing new technical studies.



# TEAM

**Municipality of Clarington**  
**Municipal Staff**

**Project Management and Municipal Planning**  
**The Planning Partnership (TPP)**

**Municipal Services**  
**SCS Consulting Group (SCS)**

**Transportation**  
**R.J. Burnside**

**Natural Environment**  
**PLANB Natural Heritage**

*Clarington*

TPP

 **SCS** consulting  
group Ltd



**BURNSIDE**

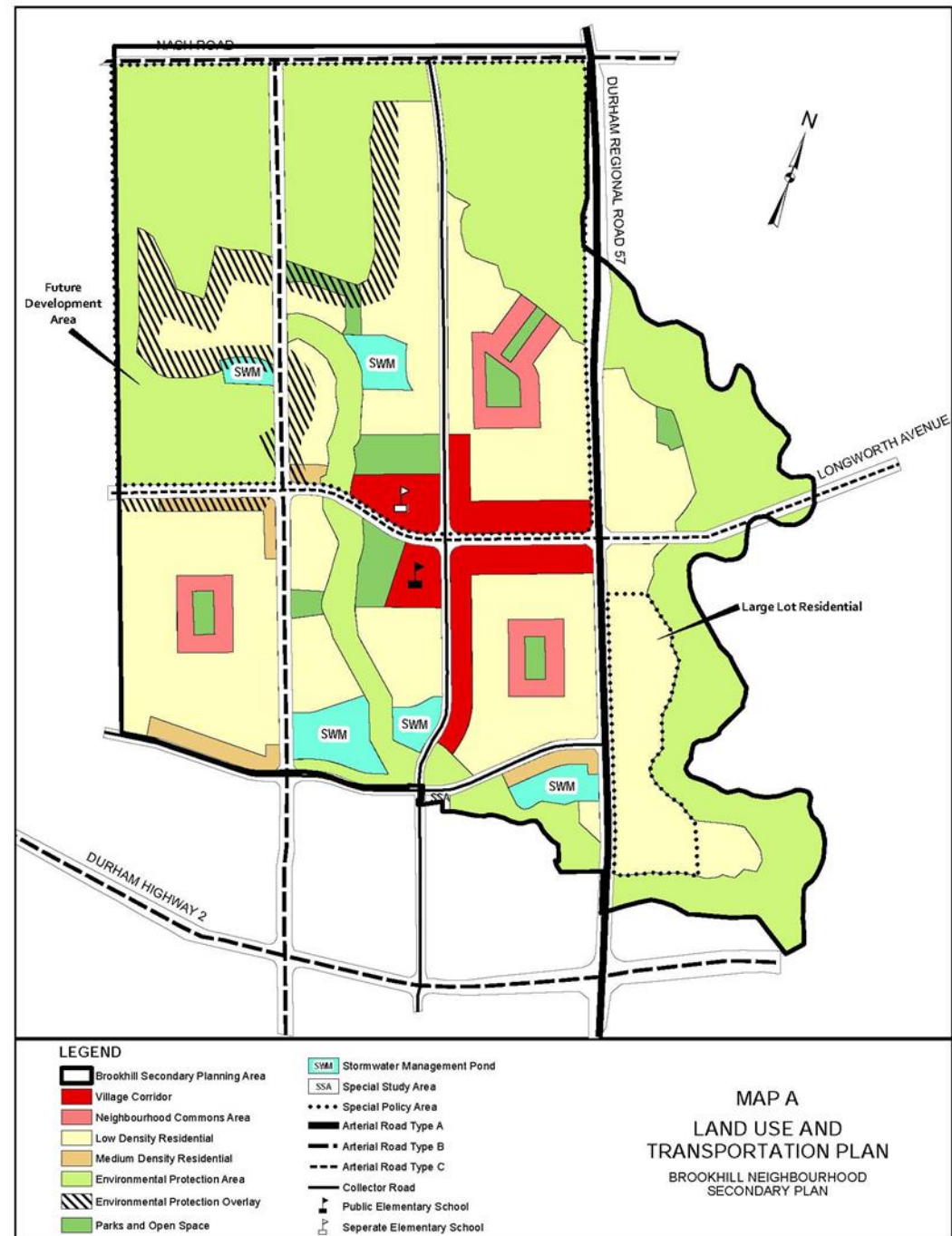
PLAN  Natural Heritage

# WHAT IS A SECONDARY PLAN?

A **policy document** prepared under the Planning Act to provide detailed local development policies to **guide growth in a defined area**.

It establishes:

- an appropriate mix of land uses;
- the height and density of buildings;
- the road network, trails and transit routes;
- the parkland system; and,
- protection for the natural heritage system.



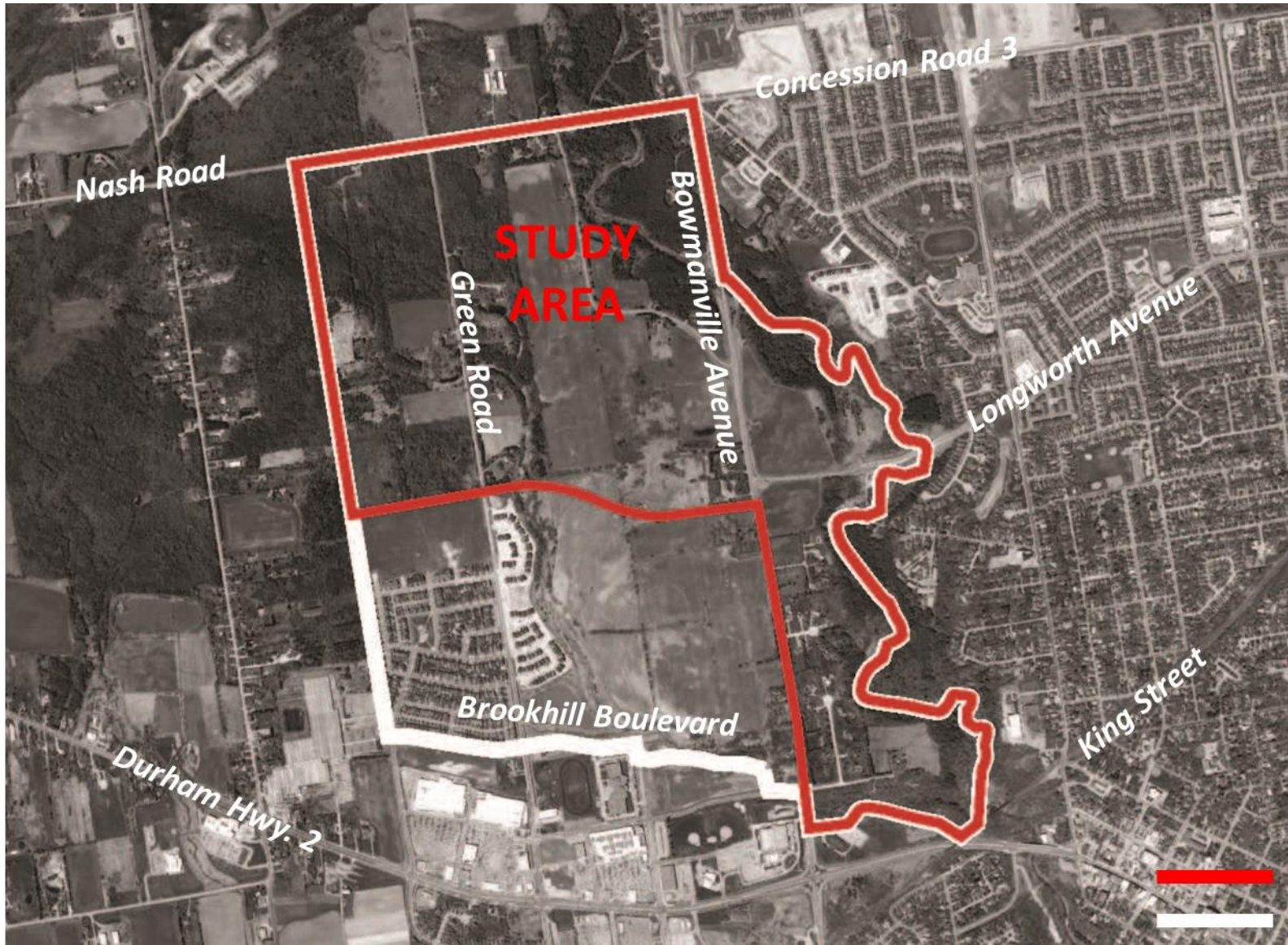
# INTEGRATED PROCESS



- 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 a Master Planning Process that will follow Phases 1 and 2 of Schedule ‘C’ of the Municipal Class Environmental Assessment (MCEA) process.



# SECONDARY PLAN 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
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- Parks and Open Spaces

## **2018 UPDATE (red)**

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Secondary Plan Boundary**

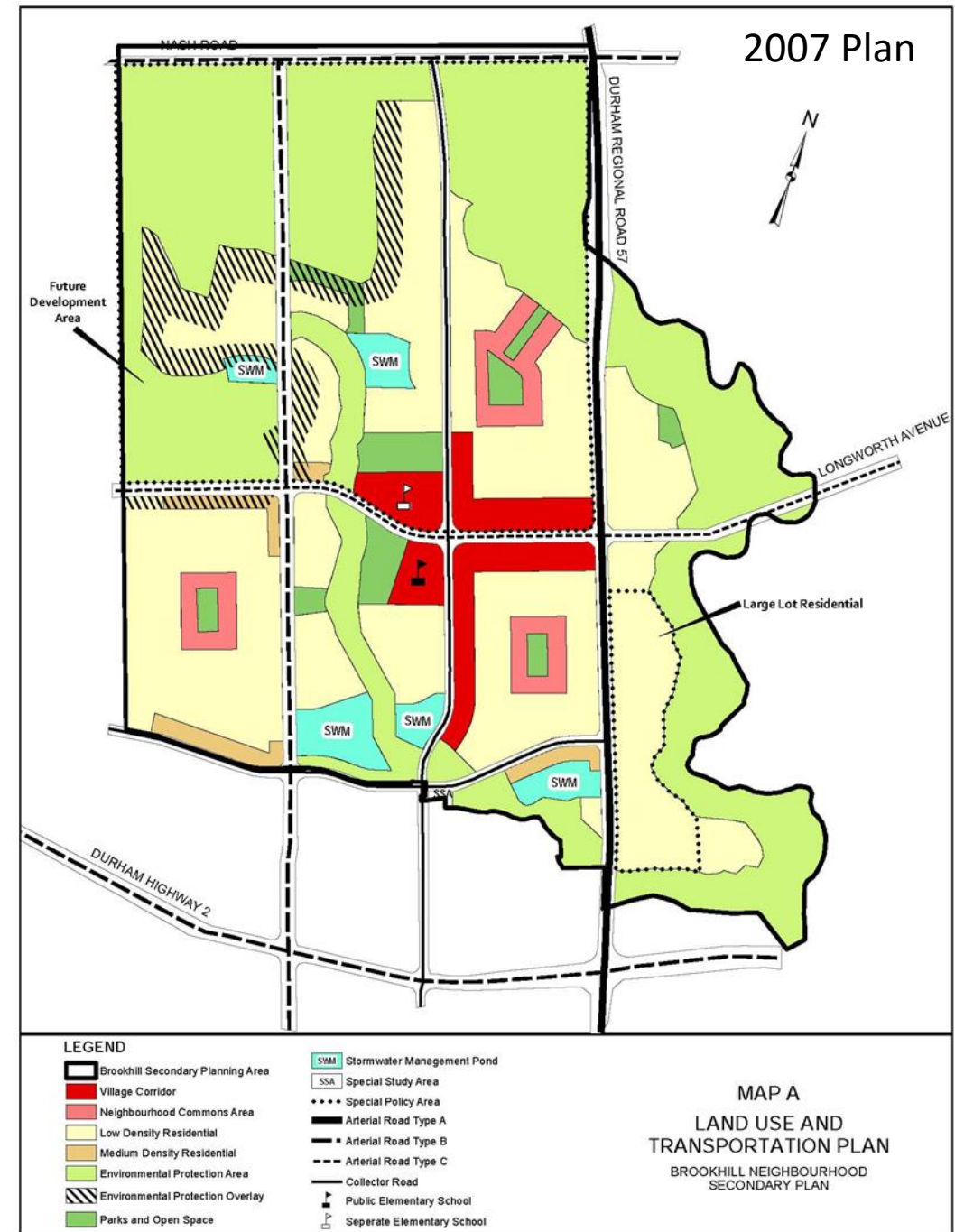
# SECONDARY PLAN AREA



# 2007 SECONDARY PLAN

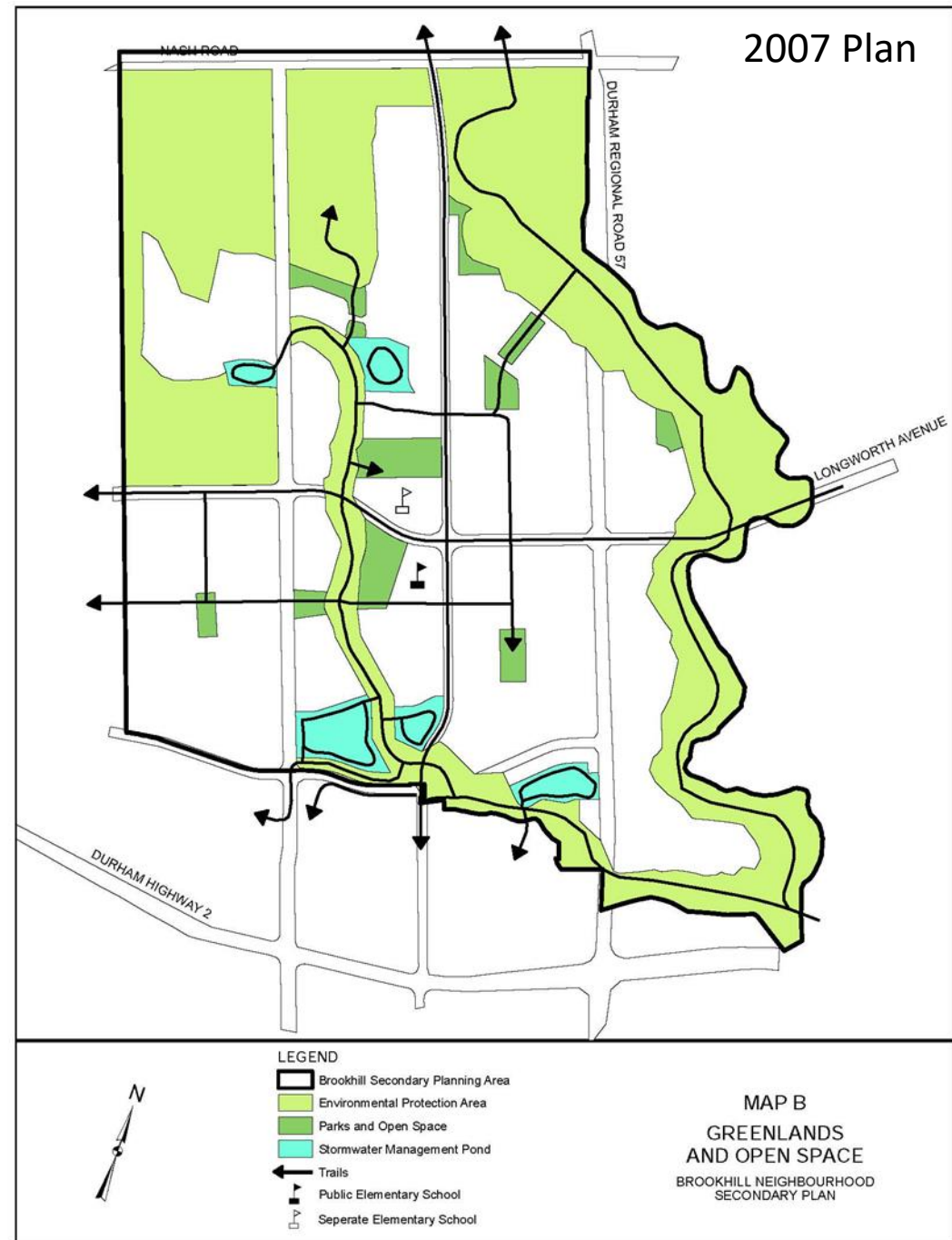
Secondary Plan is based on the principles of **New Urbanism**:

- **Focus** – multi-centered, village corridor, neighbourhoods with central focus within a 5 minute walk
- **Connections/Linkages** – connected network of roads, system of trails, linked to existing neighbourhoods
- **Uses** – diversity of housing types and mix of uses to support transit and commercial activity

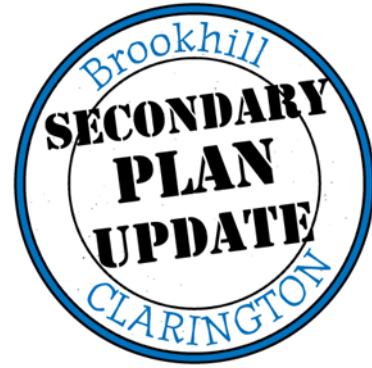


# 2007 SECONDARY PLAN

- **Greenlands** – connected system of parks, natural heritage system, and stormwater ponds
- **Infrastructure** – municipal services provided in a cost effective manner
- **Environmental Sustainability and Energy Conservation** – environmental, energy, and water conservation
- **Design Excellence** – buildings, streetscapes, parks, and infrastructure distinctive and aesthetically pleasing



# WHY A NEW SECONDARY PLAN?



This update shall **implement** the policies of the Clarington Official Plan, the Durham Region Official Plan, and the Provincial Policy Statement and the Growth Plan.

The work will address:

- New targets for growth in terms of intensification and the density of development;
- Clarington's Priority Green Development Framework;
- Updating the natural heritage system;
- Updating the engineering elements of the plan:
  - Stormwater drainage
  - Transportation
  - Servicing

# UPDATED SECONDARY PLAN



The updated Secondary Plan will address **four** priorities:

## 1. SUSTAINABILITY AND CLIMATE CHANGE

Sustainable “green lens” approach to development

## 2. URBAN DESIGN

High quality aesthetic and design, building on the urban design excellence in the Brookhill Secondary Plan

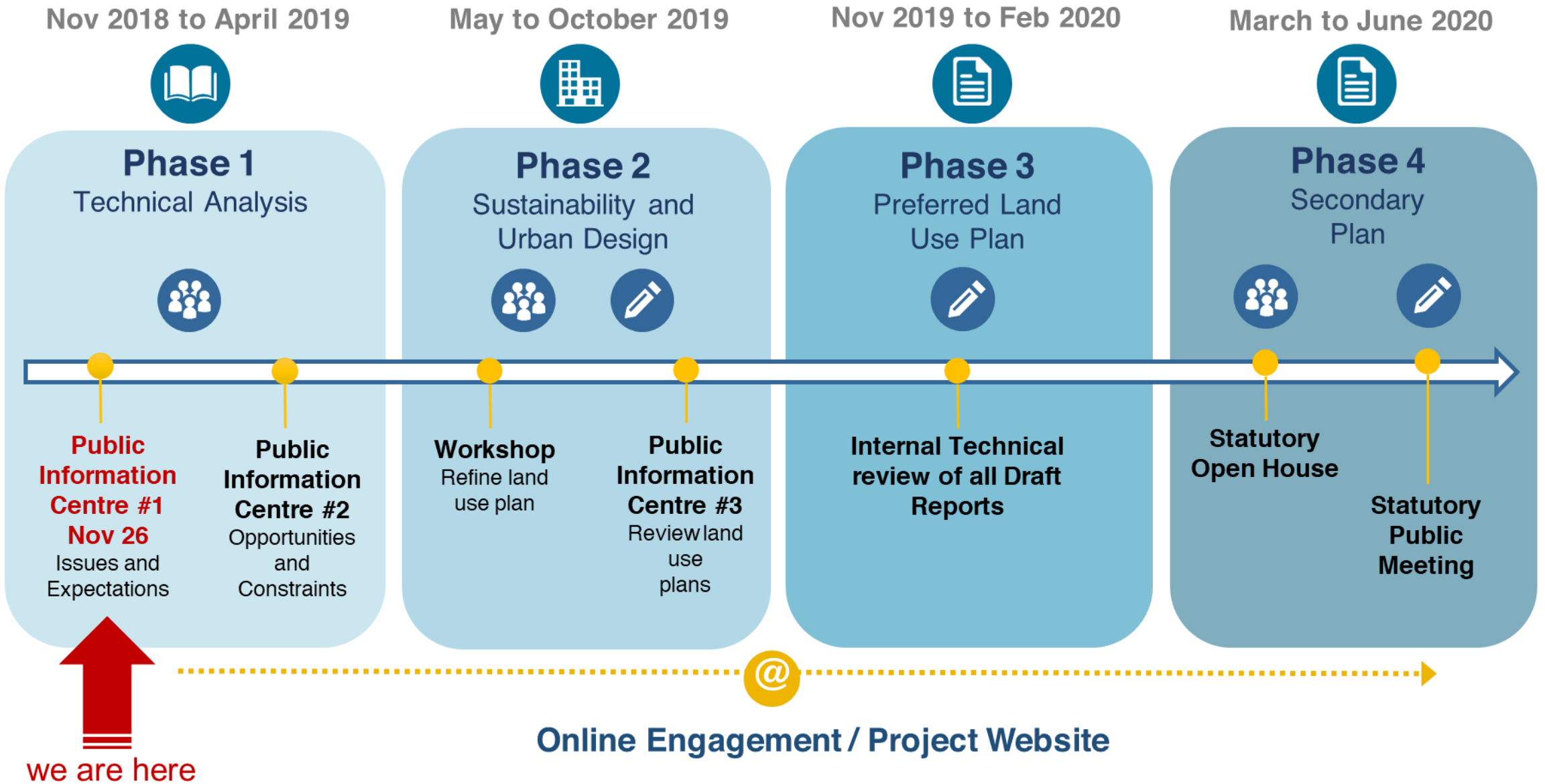
## 3. AFFORDABLE HOUSING

30% of all new housing to be affordable

## 4. COMMUNITY ENGAGEMENT

Range of online and face to face engagement

# CONSULTATION



# TABLE GROUP ACTIVITY #1



1. Review the principles included in the 2007 Secondary Plan.
2. Add words or phrases that should be considered in the update.



# TABLE GROUP ACTIVITY #2



What is important to you in considering the four priorities for this Update?

1. Sustainability and Climate Change
2. Urban Design
3. Affordable Housing
4. Community Engagement

# Clarington

Visit our website for updates

[www.clarington.net/Brookhill](http://www.clarington.net/Brookhill)

## Municipality of Clarington



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

[csalazar@clarington.net](mailto:csalazar@clarington.net)



Paul Wirch, RPP  
Senior Planner

[pwirch@clarington.net](mailto:pwirch@clarington.net)



David Addington, RPP  
Planner II

[daddington@clarington.net](mailto:daddington@clarington.net)



Karen Richardson, P. Eng.  
Manager, Development Engineering

[krichardson@clarington.net](mailto:krichardson@clarington.net)

## The Planning Partnership

Dan Leeming

[dleeming@planpart.ca](mailto:dleeming@planpart.ca)

Ron Palmer

[rplamer@planpart.ca](mailto:rplamer@planpart.ca)

Donna Hinde

[dhinde@planpart.ca](mailto:dhinde@planpart.ca)

Stacey McCulloch

[smcculloch@planpart.ca](mailto:smcculloch@planpart.ca)