

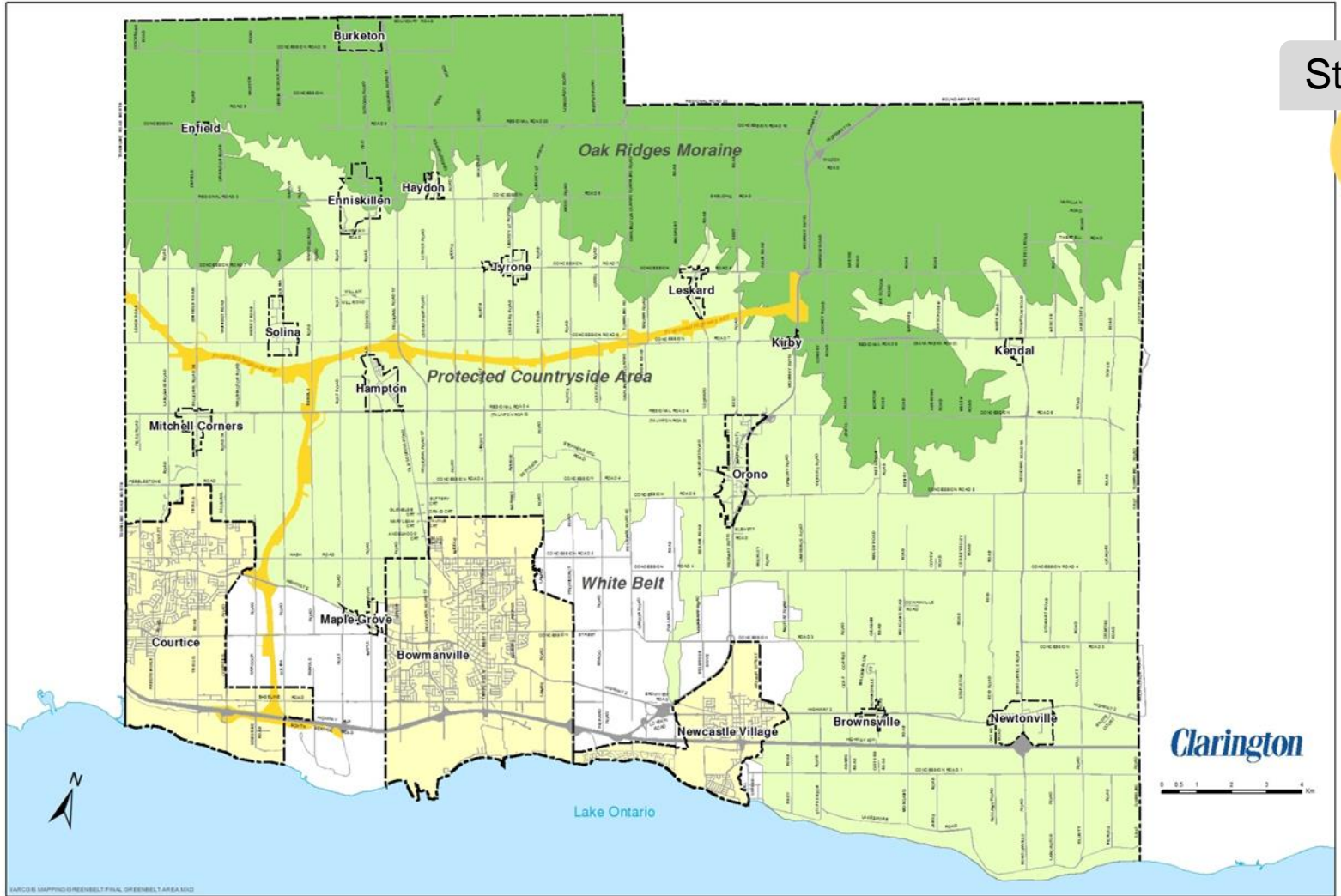


BROOKHILL
secondary plan update
PUBLIC INFORMATION CENTRE
PIC #1

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

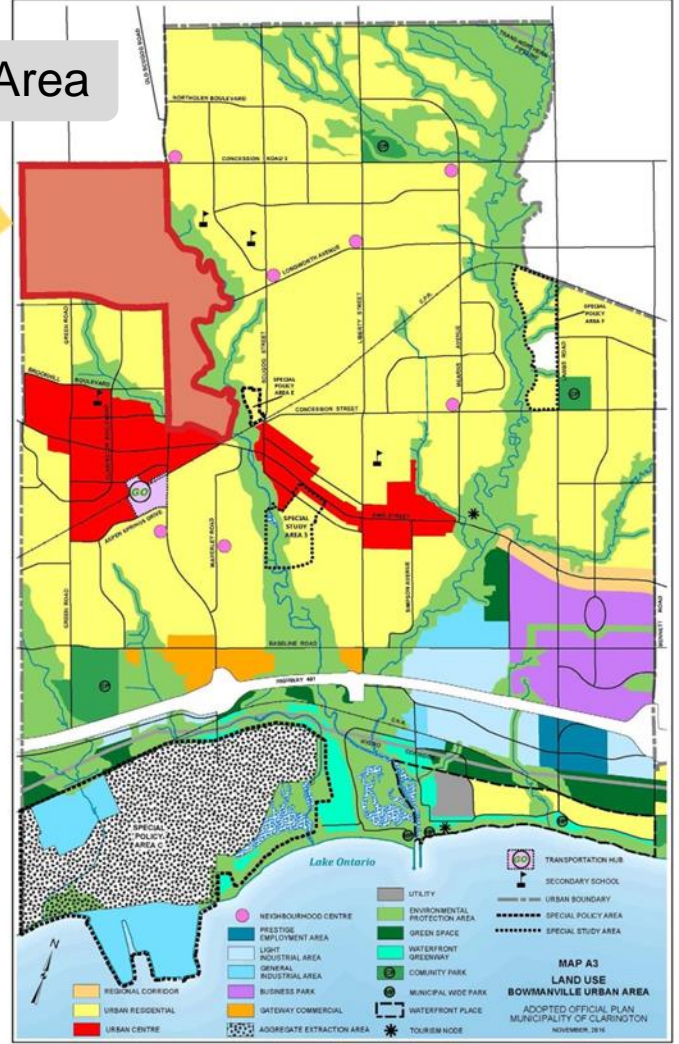
Garnet B. Rickard Recreation Complex

SECONDARY PLAN STUDY AREA CONTEXT



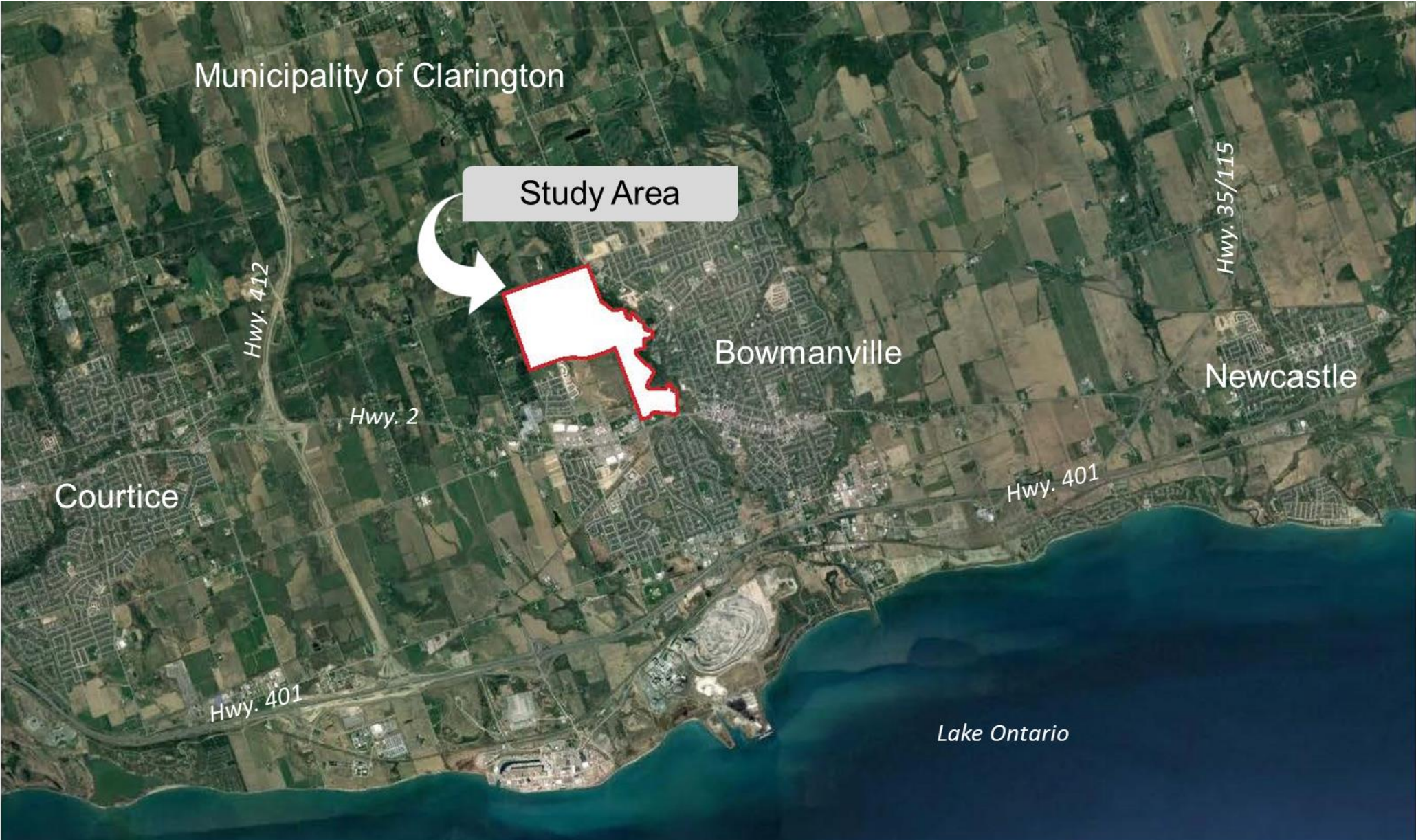
Official Plan – Bowmanville Area

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

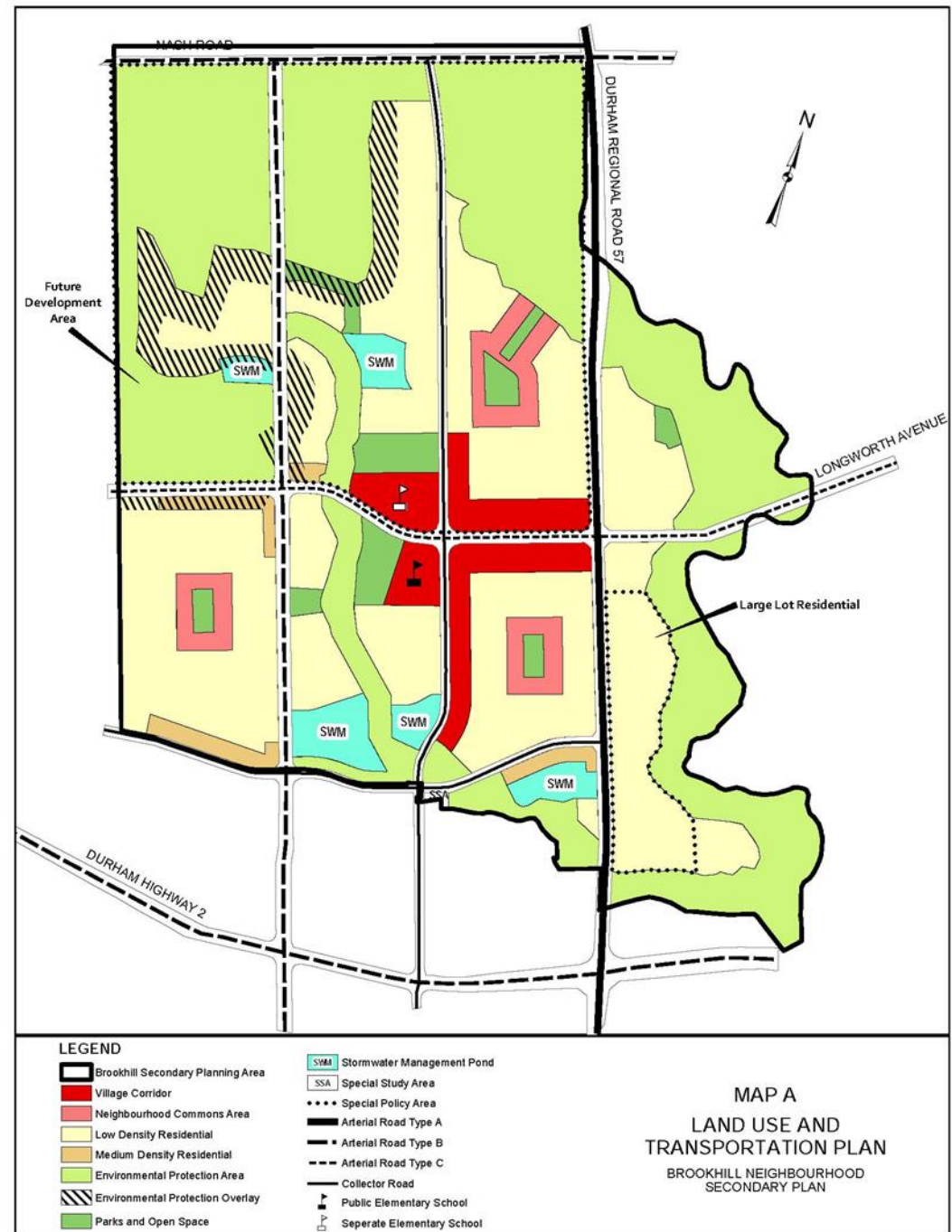
PLAN  Natural Heritage

WHAT IS A SECONDARY PLAN?

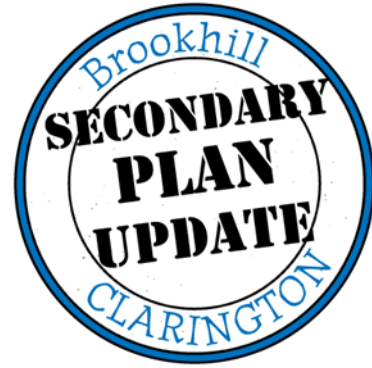
A **policy document** prepared under the Planning Act to provide detailed local development policies to **guide growth in a defined area.**

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.

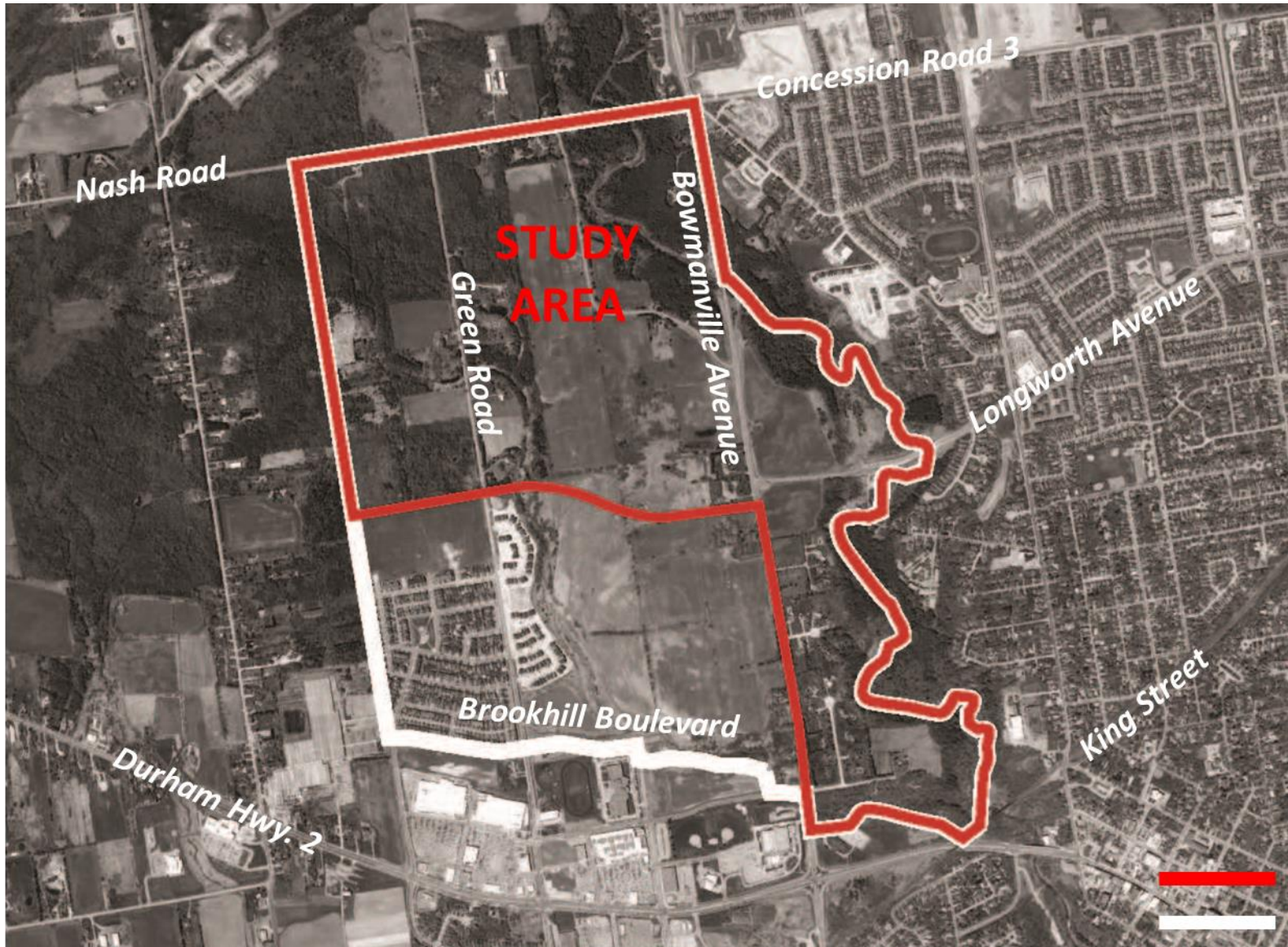


INTEGRATED PROCESS



- 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
- Schools and Places of Worship
- Parks and Open Spaces

2018 UPDATE (red)

Size: +200 hectares (495 acres)

**Brookhill Update Study Area
Secondary Plan Boundary**

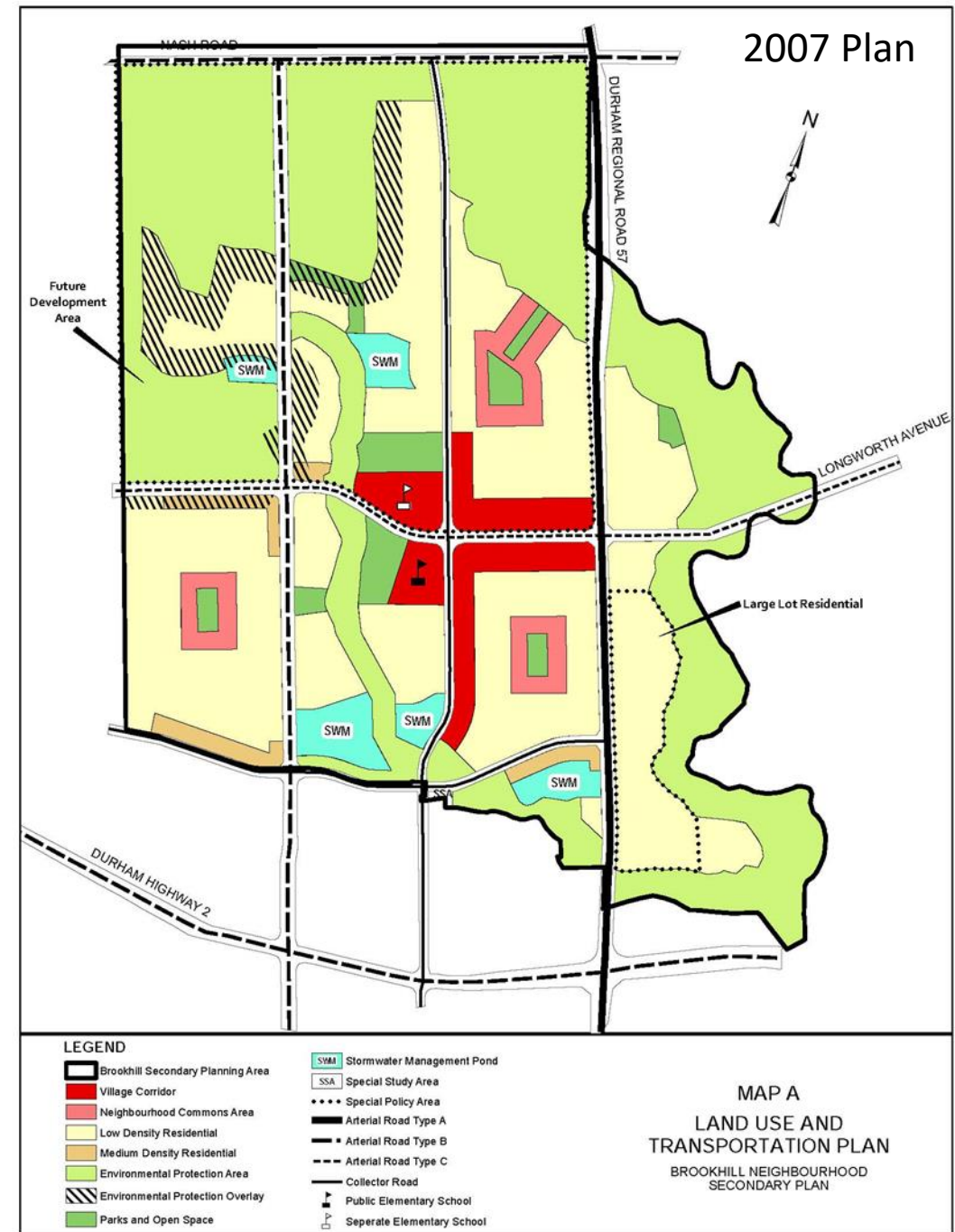
SECONDARY PLAN AREA



2007 SECONDARY PLAN

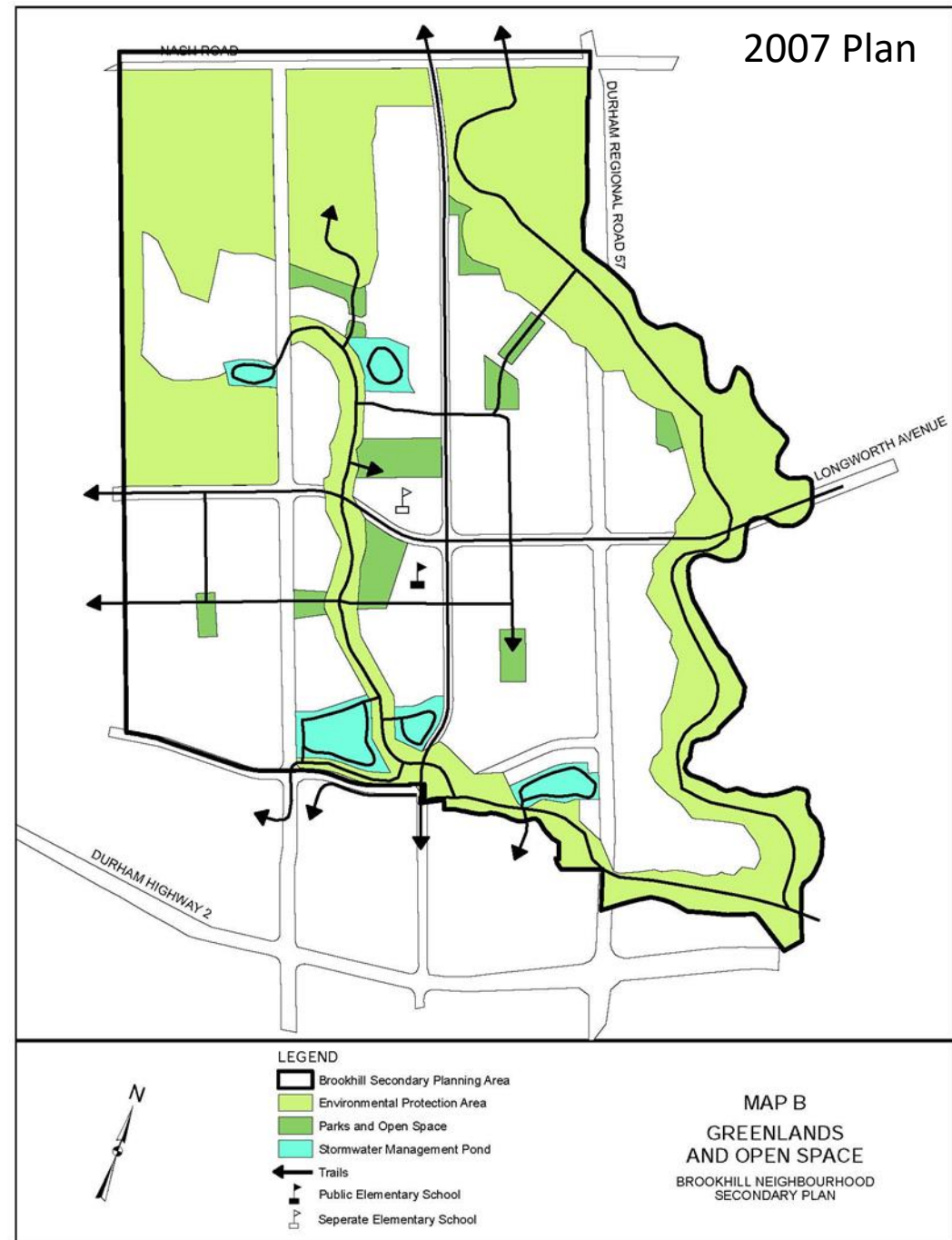
Secondary Plan is based on the principles of **New Urbanism**:

- **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

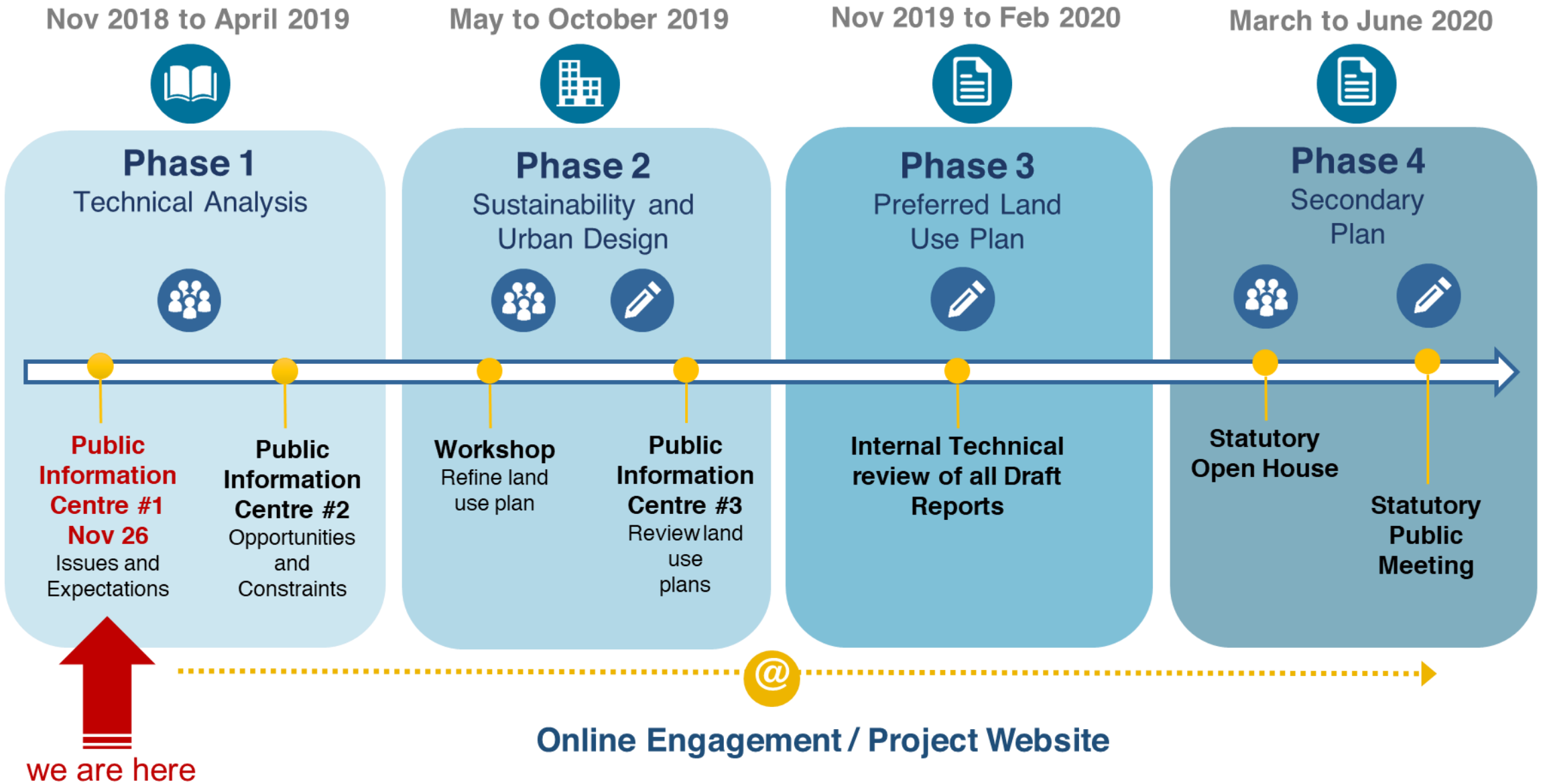


TABLE GROUP ACTIVITY #1



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

Municipality of Clarington



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

csalazar@clarington.net



Paul Wirch, RPP
Senior Planner

pwirch@clarington.net



David Addington, RPP
Planner II

daddington@clarington.net



Karen Richardson, P. Eng.
Manager, Development Engineering

krichardson@clarington.net

The Planning Partnership

Dan Leeming

dleeming@planpart.ca

Ron Palmer

rplamer@planpart.ca

Donna Hinde

dhinde@planpart.ca

Stacey McCulloch

smcculloch@planpart.ca