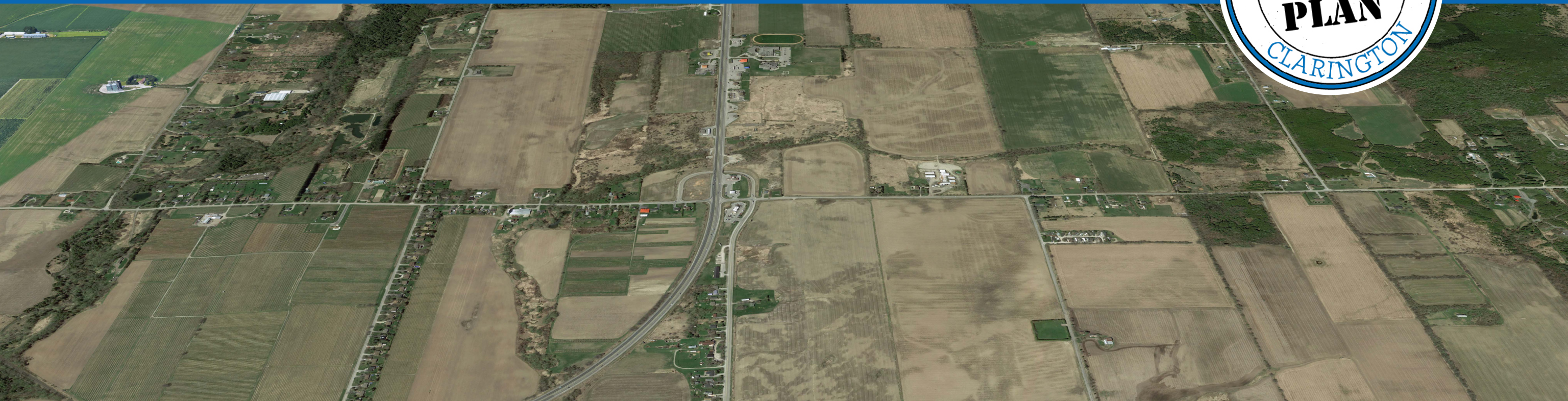


North Village Secondary Plan & Integrated Environmental Assessment



Statutory Public Meeting
PDS-043-23
June 27, 2023

Clarington

Project Team

Clarington



Emily Corsi
Senior Planner
Community Planning



Lisa Backus
Manager
Community Planning



Karen Richardson
Manager
Development
Engineering

Steering Committee

- Municipal Staff
- Municipal Consultants
- Regional Staff
- GRCA
- School Boards
- MTO
- LOG Representatives

SvN

**SvN Architects
+ Planners**

Urban Planning, Urban
Design, Engagement
Consultant Team Lead



Jonathan Tinney
Principal
MA, BA
Project Director



Michael Matthys
Senior Associate
MSc.PI, MCIP, RPP
Senior Planner



Kelly Graham
Associate
MPI, BA, MCIP, RPP
Senior Planner



Paulina Avilez
MUD, BA
Urban Designer



Felicity Campbell
MSCPI, BA
Planner

Presentation Outline

1. Project Background

- About the Project
- Secondary Plan + Environmental Assessment
- Community Engagement

Clarington

2. Draft Secondary Plan Documents

- Vision + Principles
- Community Structure
- Secondary Plan Policies + Sustainability Guidelines
- Zoning

SvN

**SvN Architects
+ Planners**

Urban Planning, Urban
Design, Engagement
Consultant Team Lead

3. Next Steps

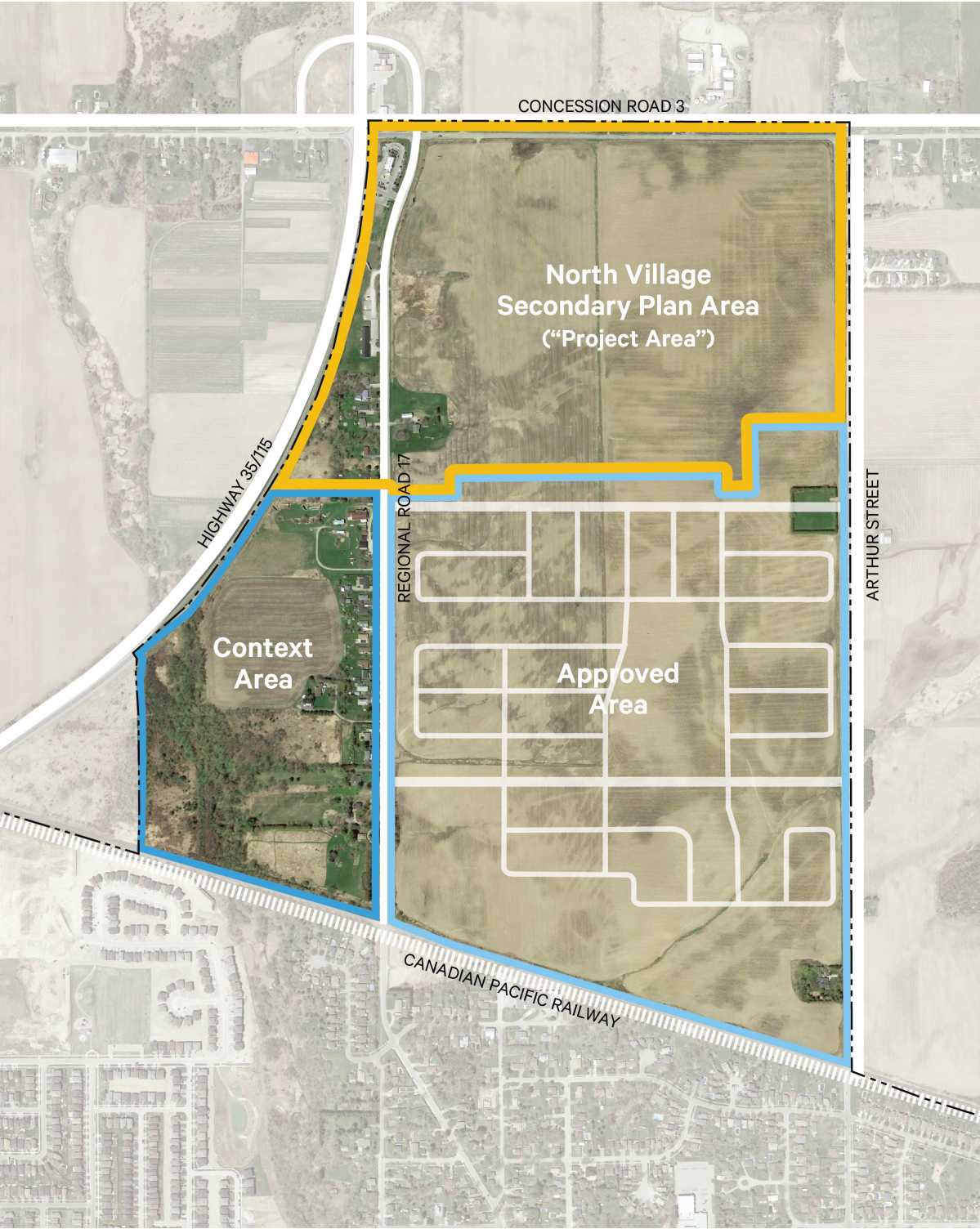
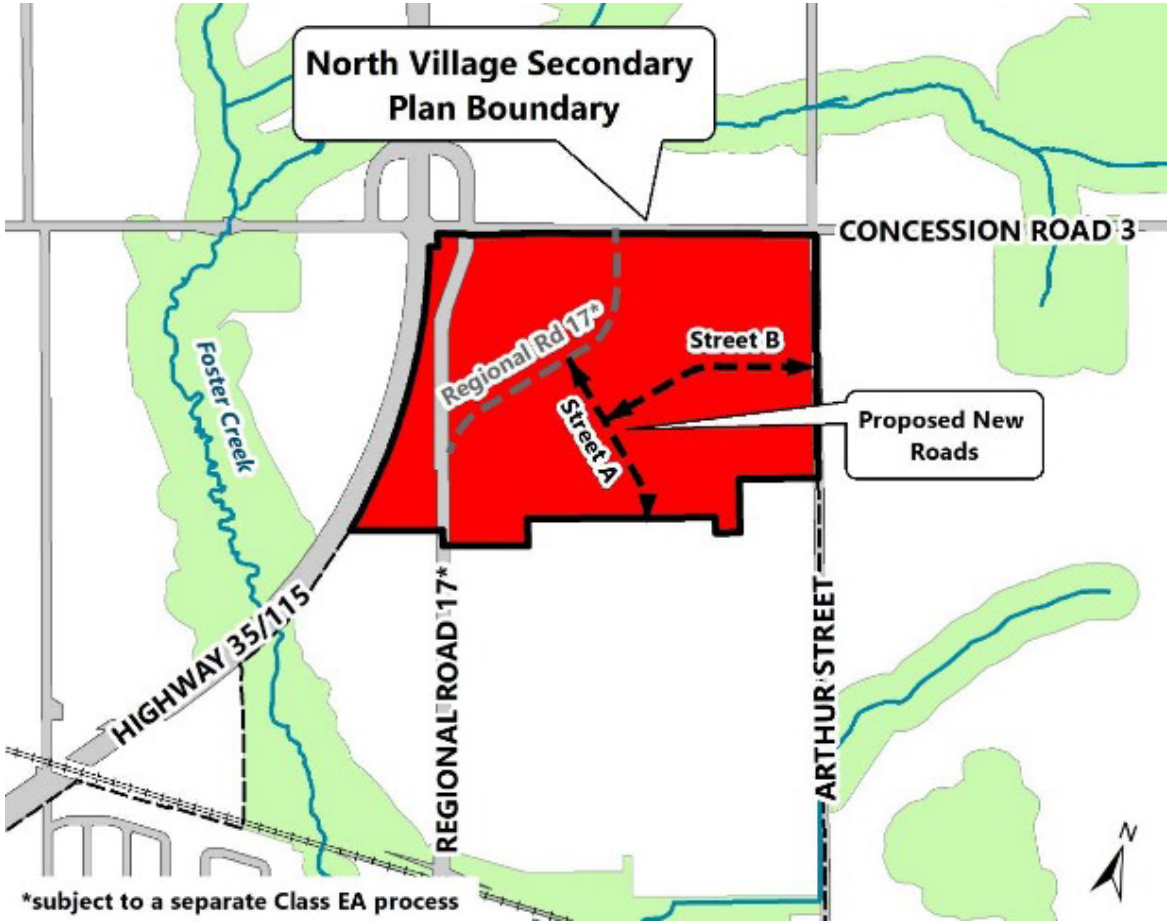
- Project Next Steps
- Implementation

Clarington

Project Background



About the Project



Project Area

What are we doing?

Secondary Plan

- › The Clarington Official Plan contains policies for managing municipal-wide growth.
- › Secondary Plan contains policies for specific areas and establishes framework to guide growth and desired type and form of physical development.



Integrated Environmental Assessments (EA)

- › The EA is proceeding using the “Integrated Approach” with the Planning Act Approved process under the Environmental Assessment Act.
- › Environmental Assessment for new or realigned major roads that are subject to Schedule B or C of the Municipal Class EA Process.



Secondary Plan Process

Phase 1

Initial Public Input + Technical Analysis

- Develop Detailed Work Plan
- Co-ordinate EA Requirements
- Develop Stakeholder & Community Engagement Strategy
- Conduct Technical Background Analysis

Phase 2

Evaluation Criteria + Alternative Land Use Plans

- Determine Evaluation Criteria
- Develop Draft Alternative Land Use Plans
- Update EA Technical Reports

Phase 3

Emerging Land Use Plan

- Create Emerging Land Use Plan
- Finalize Technical Reports and EA Requirements
- Develop Master Servicing Report
- Conduct Transportation Needs Analysis Study

Phase 4

Draft Secondary Plan + Zoning By-Law

- Draft Secondary Plan, Sustainability and Urban Design Guidelines
- Technical Reports
- Draft Implementing Zoning By-Law

2019

2021

June 2022

March 2023

June 2023



Public Information Centre #1

Public Information Centre #2

Public Information Centre #3

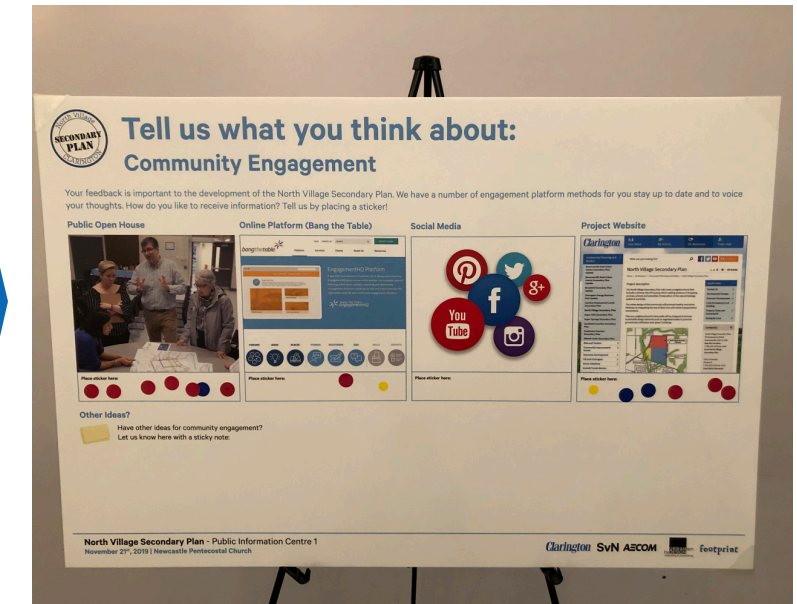
Public Information Centre #4

Statutory Public Meeting

What we heard

PIC #1 – November 2019

- › In-person meeting with interactive panels related to the guiding priorities, such as urban design and affordable housing
- › Senior housing and amenities, long-term care facility, supportive housing
- › Homes for young families, daycare facilities
- › Safe options for walking and cycling
- › Preserve agricultural/historical aesthetic of Newcastle



PIC #2 – March 2020

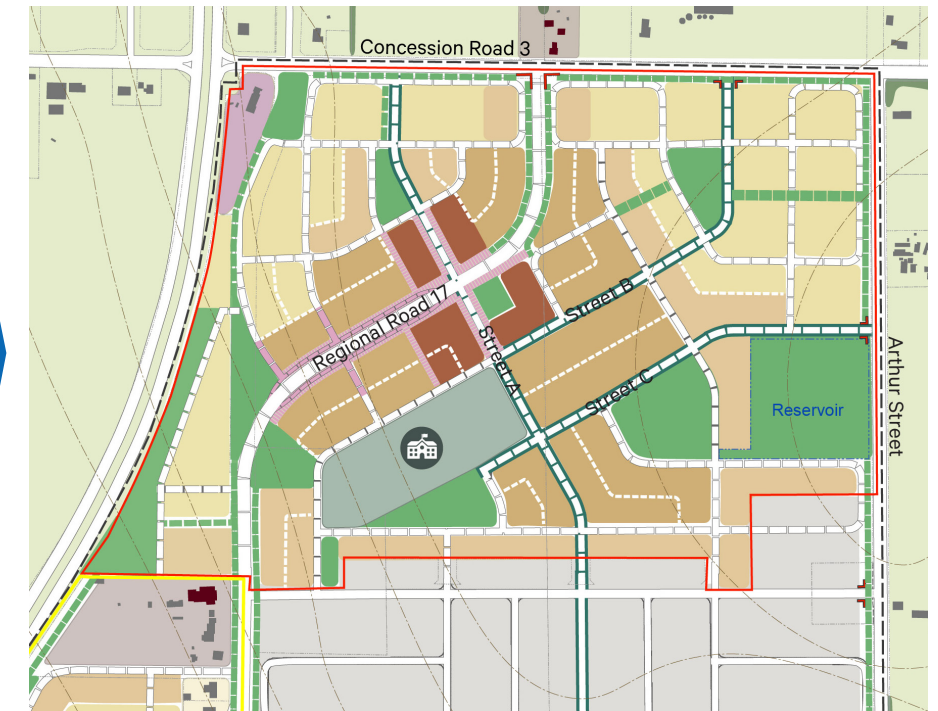
- › Virtual meeting to present vision and guiding principles for North Village
- › Retain small-town feel
- › Public realm that is safe for pedestrians and cyclists
- › High-quality landscaping, native plants, community gardening, sustainable design
- › Neighbourhood centre design to complement and not compete with downtown Newcastle businesses



What we heard

PIC #3 – June 2022

- › Presented land use alternatives and update on RR17 EA
- › Village feel with complete community, retail & service uses that do not compete with businesses on King Avenue
- › The school is a priority and key civic feature, should be located near centre
- › Parks, trails and walkable streets desired
- › Preferred medium density residential areas to be more evenly distributed through the plan rather than clustered



PIC #4 – March 2023

- › Shared emerging land use plan and policy directions
- › General support for the Secondary Plan and its direction
- › Interest in a variety of housing forms, and affordable housing

Background Technical Reports

- › Land Use Planning Policy Review
- › Archeological Assessment
- › Transportation Impact Study
- › Master Servicing Report
- › Sustainability Background Report
- › Agricultural Impact Assessment
- › Natural Environment Report
- › Cultural Heritage Report
- › Retail Impact Study





Draft Secondary Plan, Urban Design & Sustainability Guidelines and Zoning By-law Amendment

Vision



North Village is a vibrant neighbourhood that is open to all, at all stages of their life. Walkable and welcoming, it reflects the rich community spirit of Newcastle.

Guiding Principles



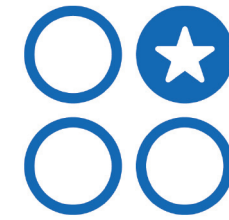
**A Liveable
Neighbourhood**



**A Connected
Neighbourhood**



**A Beautiful
and Inviting
Neighbourhood**



**A Unique
Newcastle
Neighbourhood**



**A Resilient
Neighbourhood**



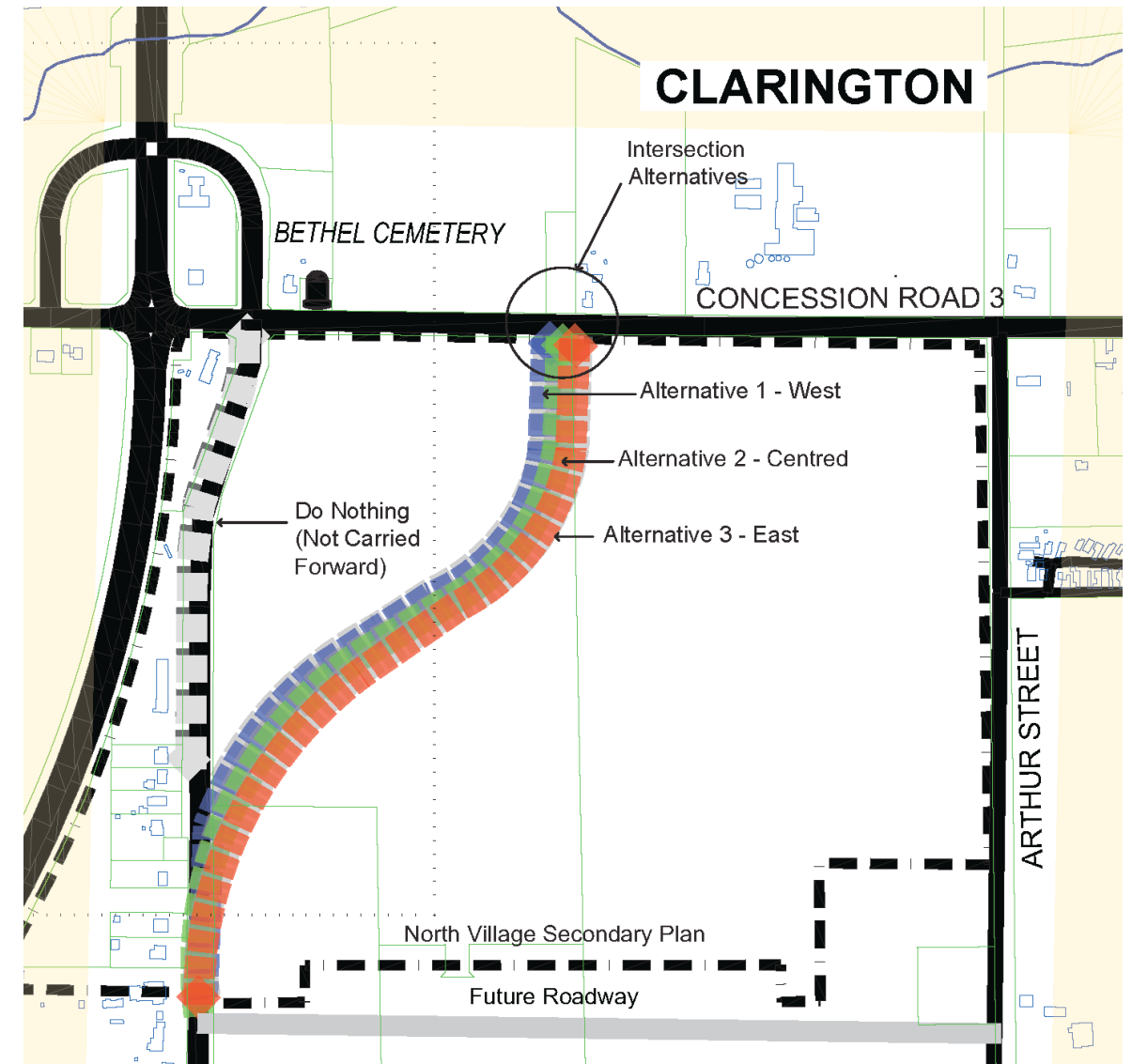
Integrated Environmental Assessments

EA for new major collector roads

- › Two new collectors (Street A and Street B) roads identified as part of Secondary Plan
- › Feedback from public and EA agencies collected
- › Transportation Needs Report prepared
- › Preparing a Monitoring Report is the final step to satisfy EA process

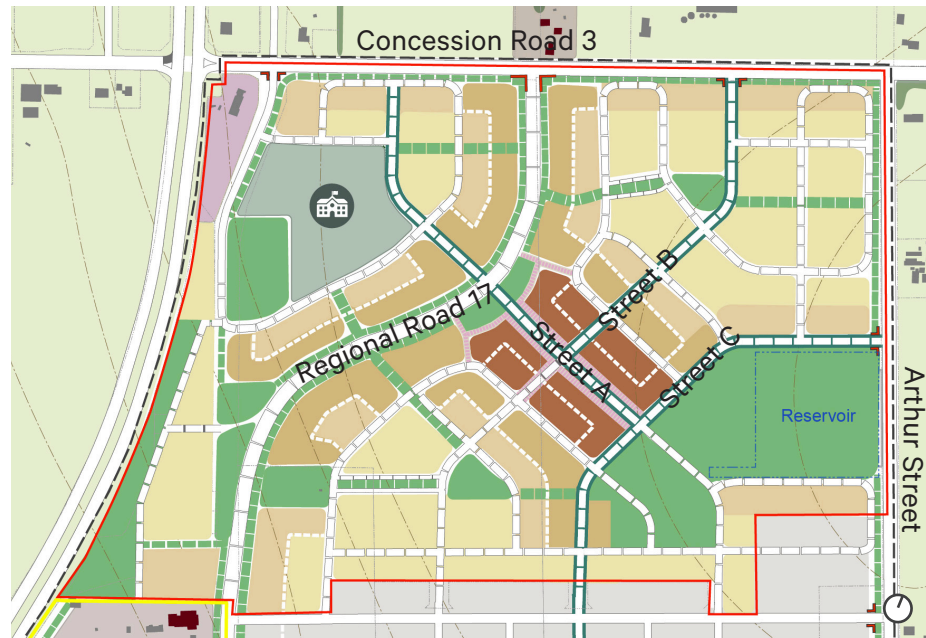
Separate EA for Regional Road 17

- › EA underway in partnership with Durham Region
- › The intersection of the realigned Regional Road 17 and Concession Road 3 will be offset approximately 300 metres east of the existing Regional Road 17/Concession Road 3 intersection, as required by MTO.
- › Public Information Centre to take place in the near future

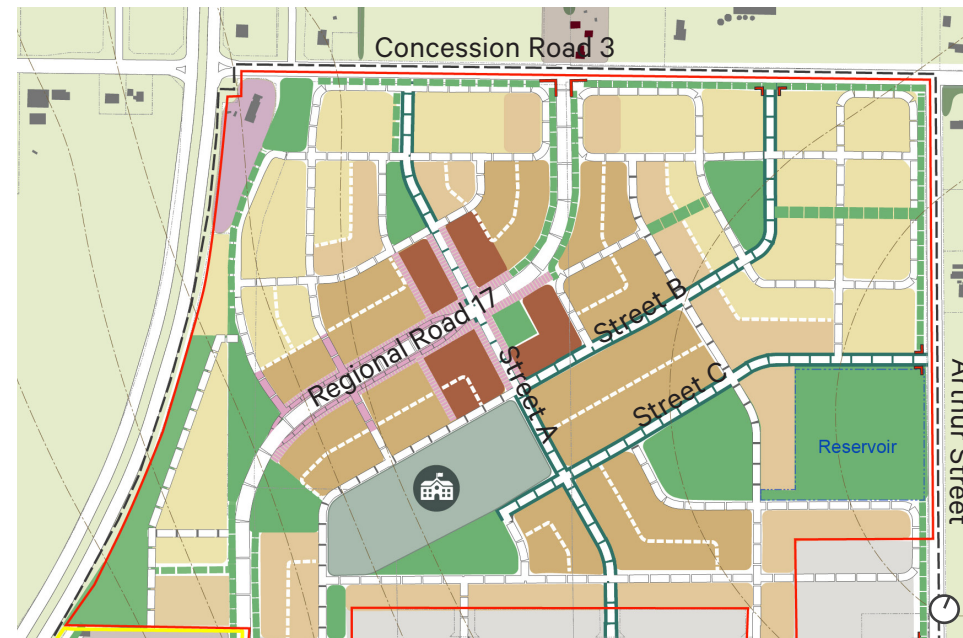


Land Use Alternatives

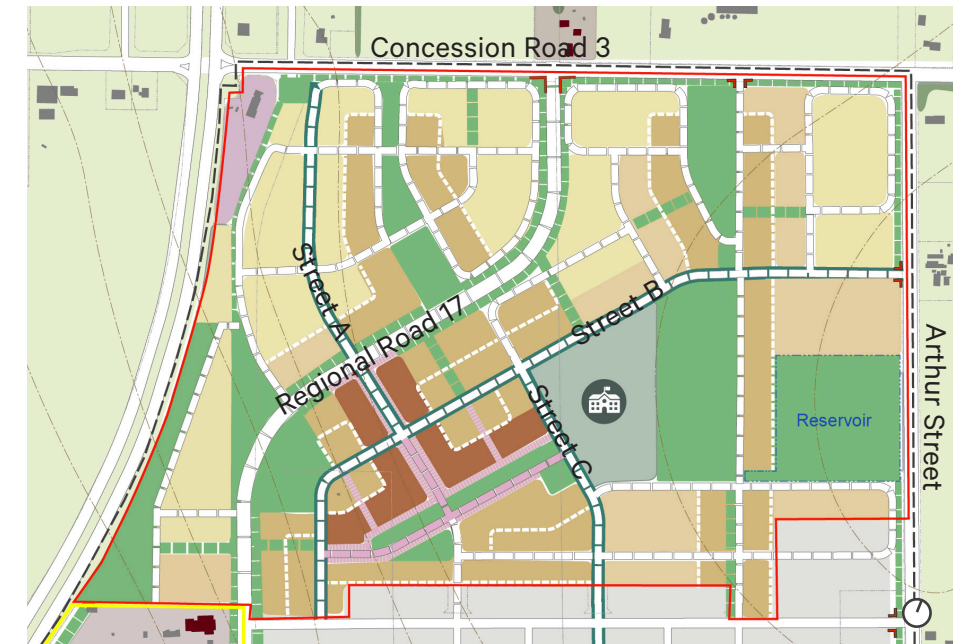
Alternative 1



Alternative 2



Alternative 3

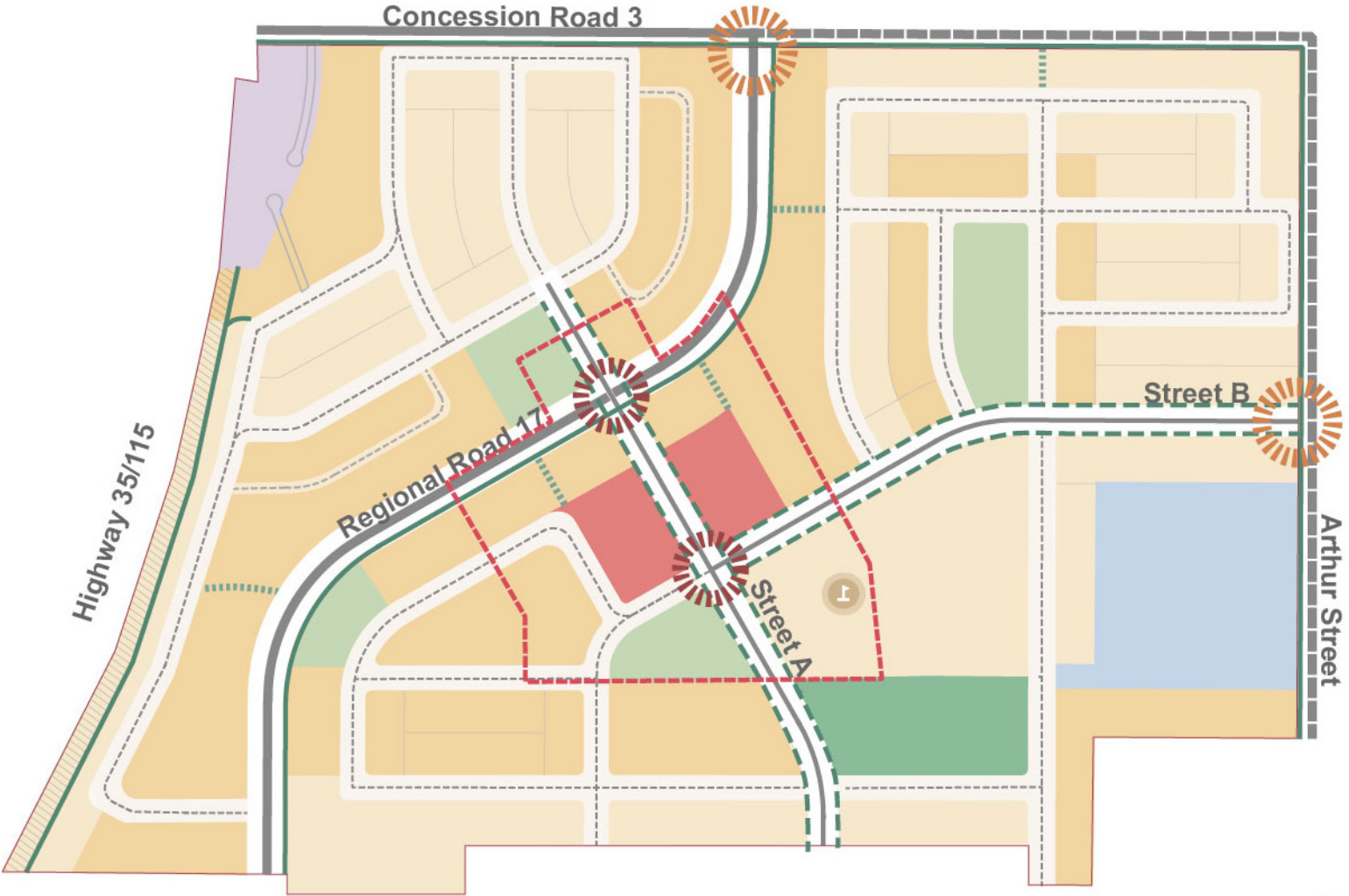


- › Land use alternatives were presented at the PIC #3 and **public feedback** was documented following all three alternatives:
- › Preserve the **“village” feel** of Newcastle
- › North Village residents able to meet their **needs locally**
- › Emphasize on providing a range of **housing options**

Demonstration Plan

LEGEND

- North Village Secondary Plan Area
- Low Density Residential
- Medium Density Residential
- Mixed Use Area
- Neighbourhood Park
- Parkette
- Highway Commercial
- Reservoir and Pumping Station
- Neighbourhood Centre
- ☀ Gateway
- ☀ Prominent Intersection
- Arterial Road Type B
- Arterial Road Type C
- Collector Road
- Local Road
- Rear Lane
- Bike Route
- Multi-Use Path
- Mid-block Connection
- School



Summary

Total Area: 52.6 ha (130 ac)
 Public Roads: 5.8 ha (14 ac)
 Parks: 3.5 ha (8.6 ac)
 Neighbourhood Centre Mixed Use Area: 1.0 ha (2.5 ac)

Estimated Units

Low Density Residential: 400 units
 Medium Density Residential: 700 units

Estimated Jobs: 110

Estimated People: 2,800

Secondary Plan Policies

The Secondary Plan document includes policies under the following sections:

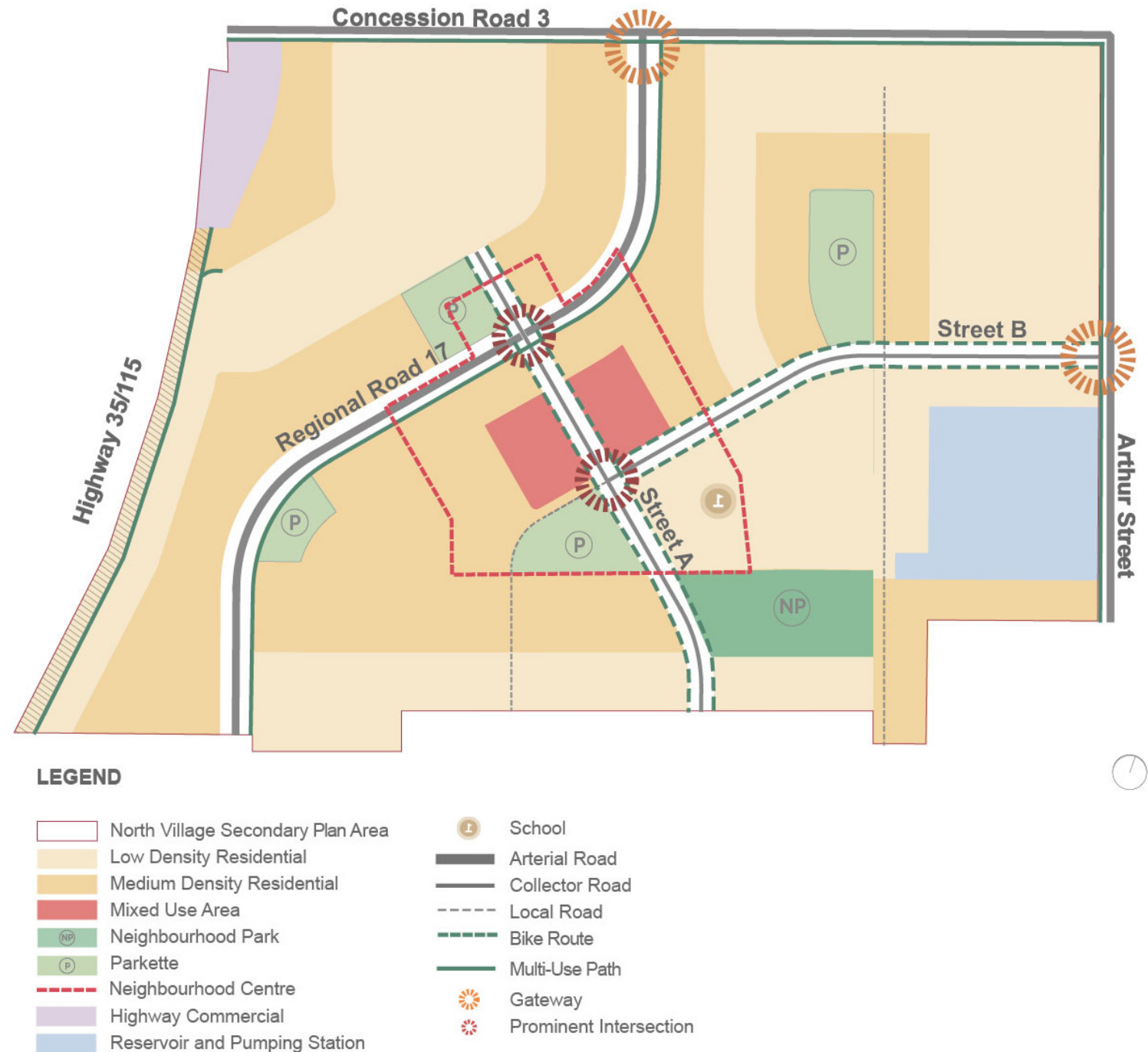
- 1 Community Structure
- 2 The Environment and Sustainability
- 3 Creating Vibrant Urban Places
- 4 Encouraging Housing Diversity
- 5 Mobility and Streets
- 6 Parks and Community Facilities
- 7 Land Use
- 8 Servicing



1 Community Structure

- › Establishes land uses and intensities of development to achieve this Plan’s vision, principles & objectives.
- › The key elements include:
 - › Neighbourhood Centre
 - › Gateway & Prominent Intersections
 - › Residential Areas
 - › Parks & Open Space
 - › Schools

Land Use Plan



2

The Environment and Sustainability

- › Encourage green building technologies, renewable and alternative energy sources.
- › Practice water conservation and management.
- › Integrate energy conservation strategies into development proposals.
- › Increase tree cover to minimize the heat island effect and contribute to a green and attractive environment.
- › Accessibility to local food production and markets.



3

Creating Vibrant Urban Places

- › Incorporate public art and provide connections to parks and neighbourhood centre.
- › Include Gateways and Prominent Intersections to signify points of entry and exit.
- › Four corners of intersection of Street A and Street B to be animated with public uses, including a public square.
- › Parking generally to be screened from view from streets.



4

Encouraging Housing Diversity

- › Provide a variety of housing forms, sizes and tenures, including purpose-built rental and seniors housing.
- › Prioritize affordable housing.
- › Encourage Additional Dwelling Unit (ADU) ready design.
- › Support ageing in place, all development proposals should incorporate barrier-free, universal or flex design.



5

Mobility and Streets

- › Provide a transportation system that promotes active transportation and maximizes access to future transit.
- › Fine-grained grid pattern of roads to ensure all modes of mobility can access them in safe and comfortable manner.
- › Incorporate green infrastructure.
- › Ensure existing residents and users have unimpeded access to their community.



6

Parks and Community Facilities

- › Provide a range of parks and community facilities to promote connection, social cohesion, and sustainability.
- › Park system will include neighbourhood park and parkettes and will be linked, offering alternative routes around the community through walking or cycling.
- › Encourage the school site to be designed to facilitate Neighbourhood Park joint use potential.



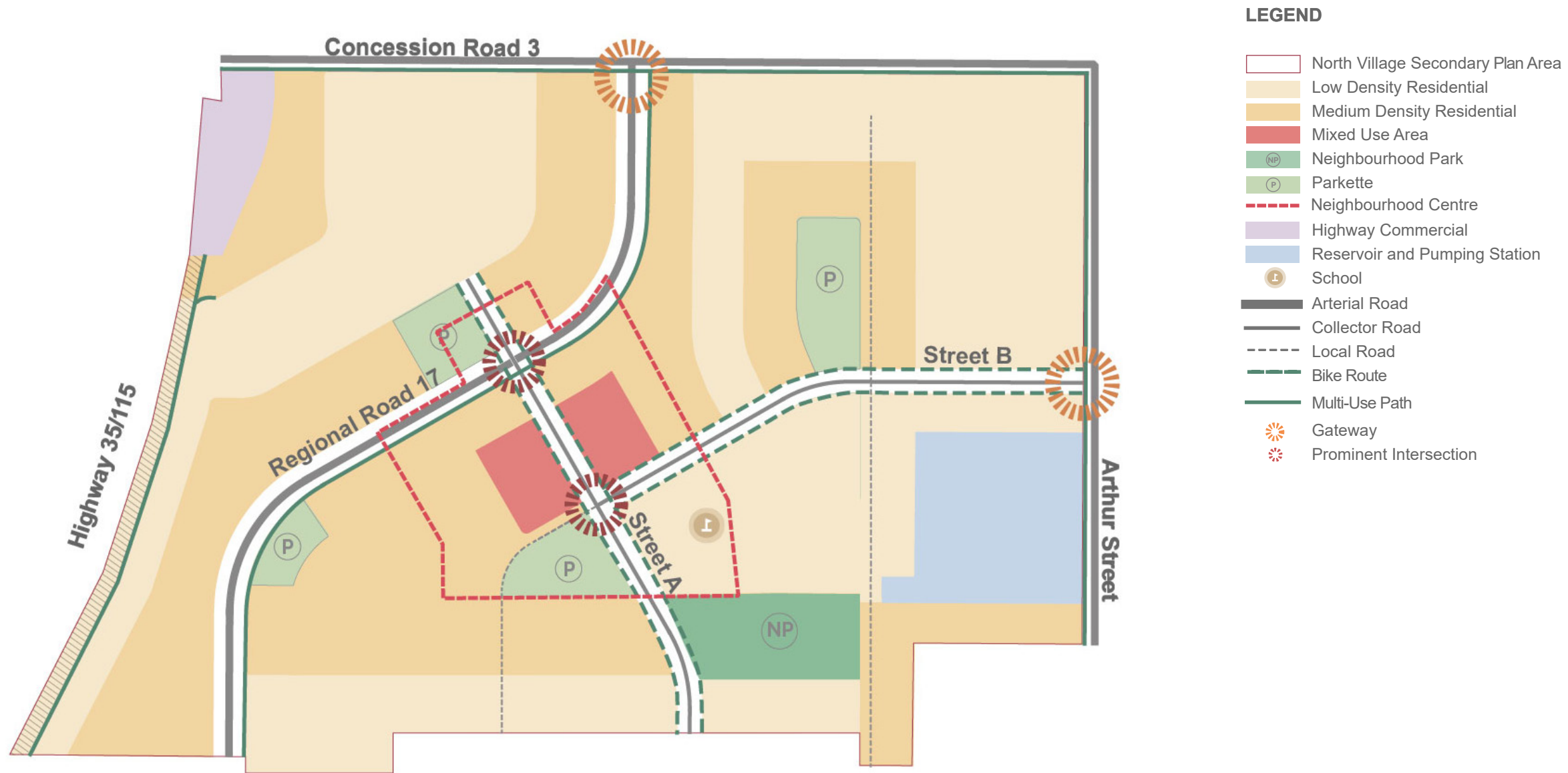
7

Land Use

- › Development will adhere to the distribution of land uses as indicated in Schedule A of the Secondary Plan.
 - › Mixed Use
 - › Medium Density Residential
 - › Low Density Residential
 - › Highway Commercial
 - › Neighbourhood Parks and Parkettes
 - › Water reservoir and pumping station



Schedule A – Land Use, Parks & Transportation



LEGEND

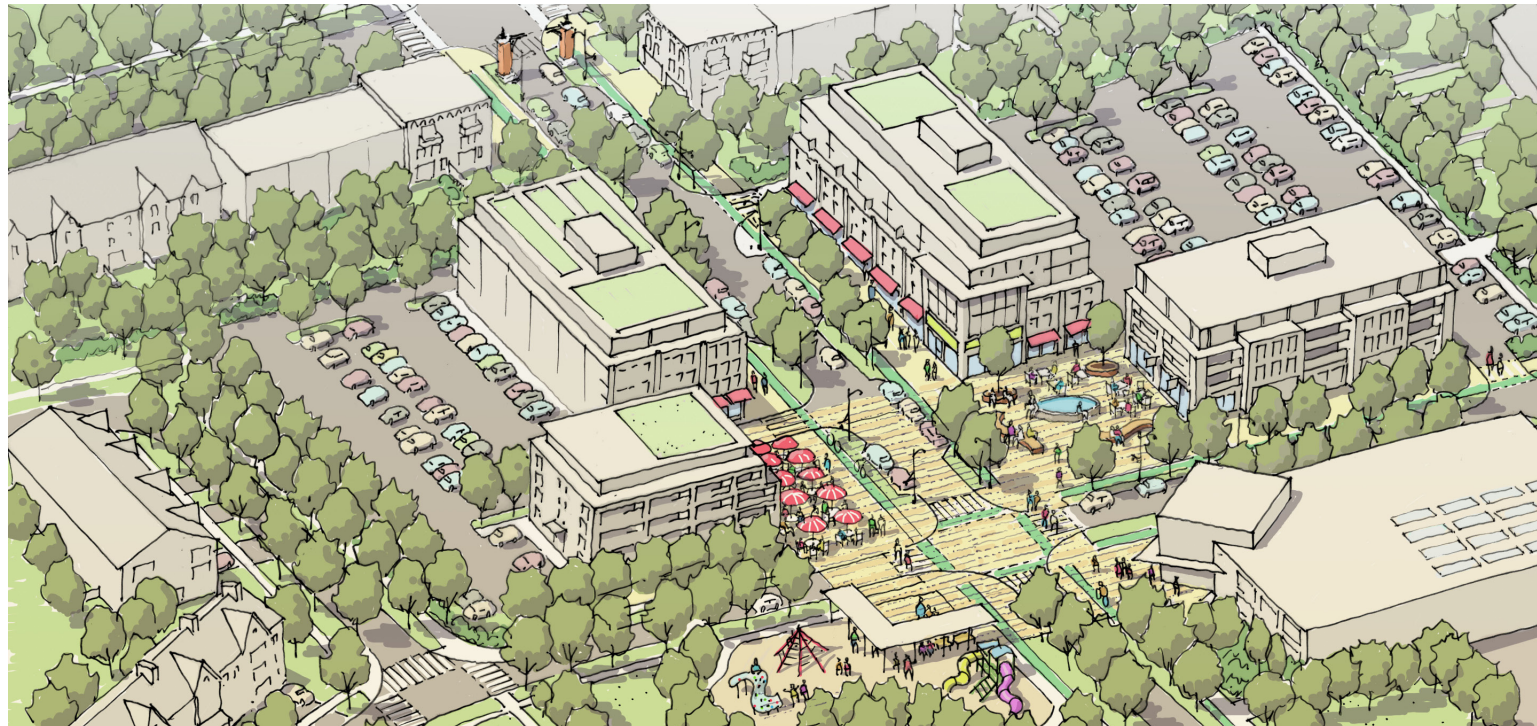
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- School
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- Collector Road
- Local Road
- Bike Route
- Multi-Use Path
- ☀ Gateway
- ✦ Prominent Intersection

*The location of the collector road intersection with Regional Road 17 is conceptual only and will be refined based on road safety considerations including sight distance and intersection spacing/geometric design requirements.

Urban Design & Sustainability Guidelines

The North Village Urban Design and Sustainability Guidelines provide additional guidance and detail to guide the implementation of the policy framework of the Secondary Plan through:

- › Community Design
- › Mobility Planning
- › Built Form and Public Realm Design



Neighbourhood Centre Sketch

Urban Design & Sustainability Guidelines

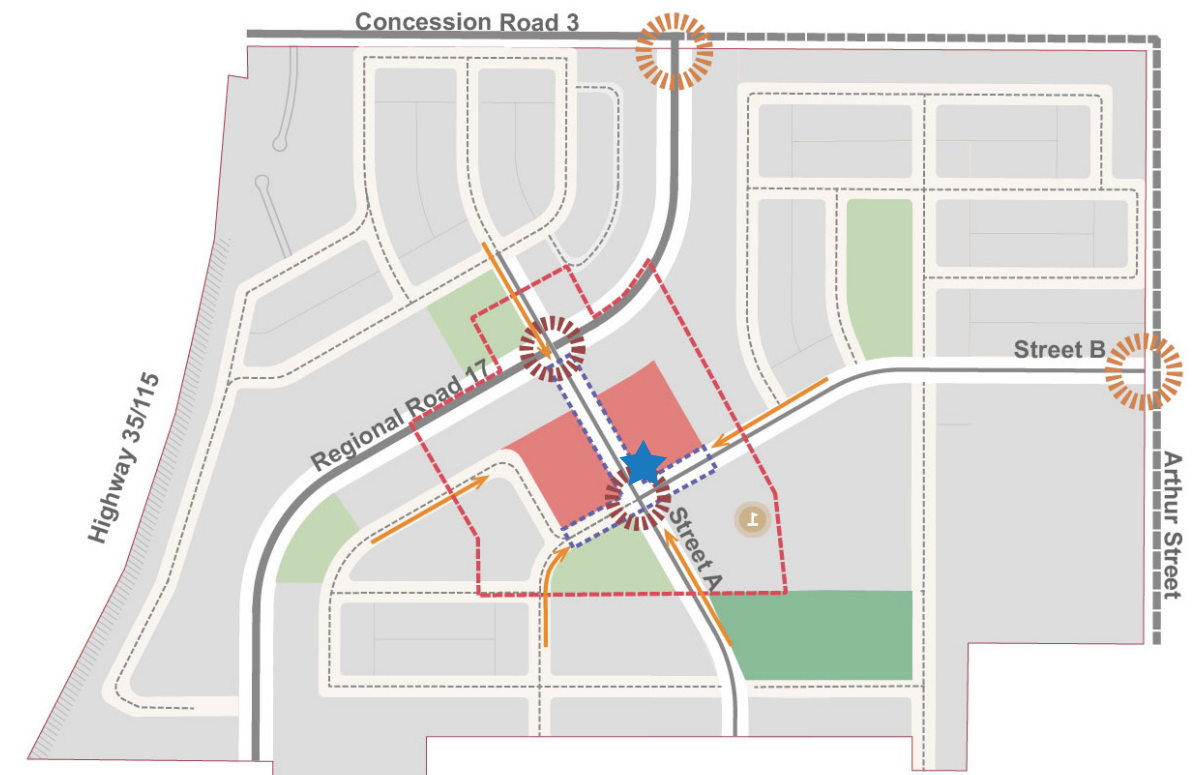
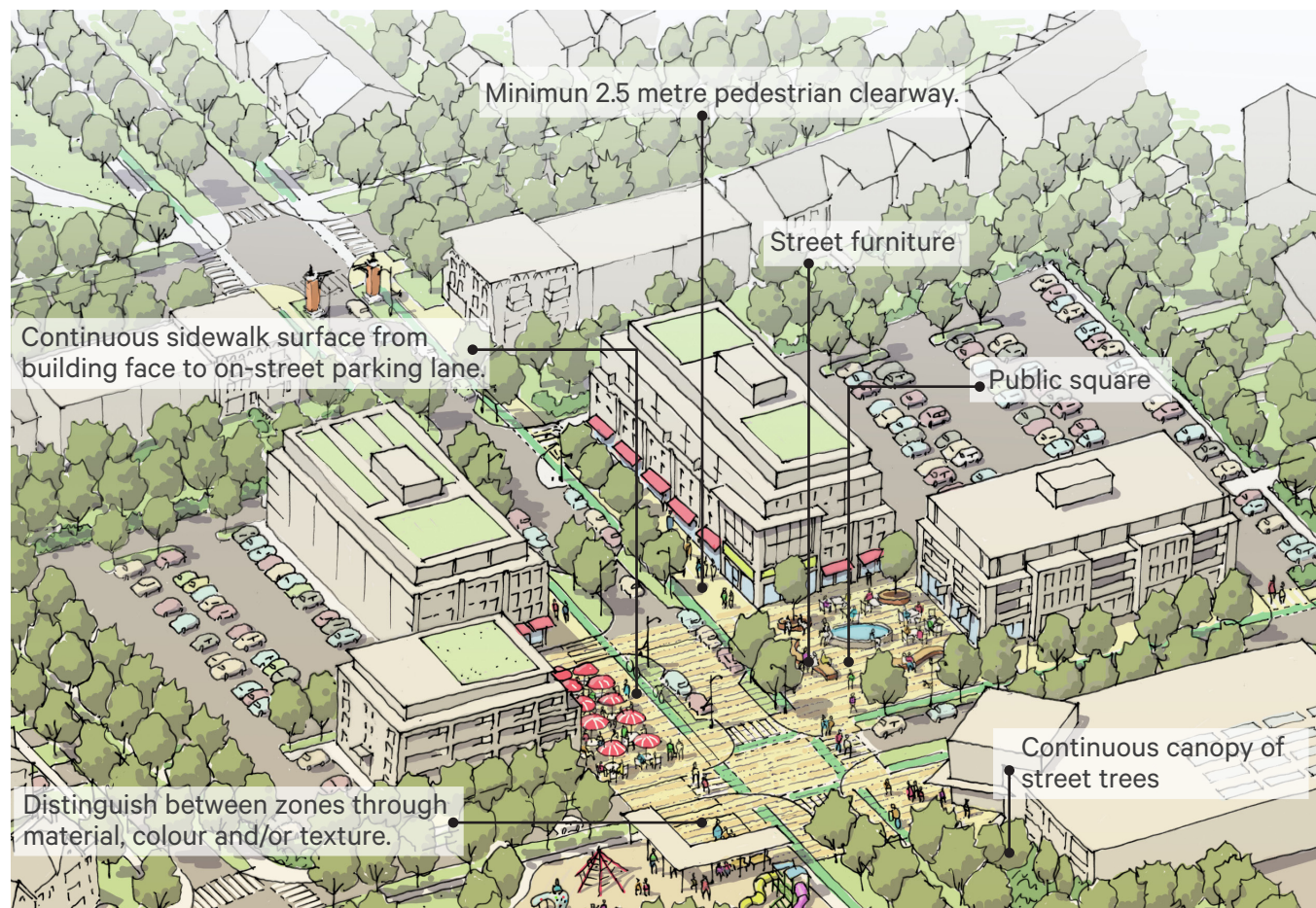
- › The purpose of the Sustainability Guidelines is to establish a framework that will guide the sustainable development of the North Village.
- › Eight key sustainability focus areas:
 - › Energy & emissions
 - › Climate resilience
 - › Water efficiency
 - › Materiality & waste diversion
 - › Stormwater management
 - › Ecology
 - › Local food production
 - › Health & wellbeing



Urban Design & Sustainability Guidelines

Neighbourhood Centre

- › Convenient access to everyday needs
- › Includes a public square, neighbourhood park, potential school, adjacent streets and blocks
- › Walkable and transit-ready



LEGEND

- North Village Secondary Area
- Blocks
- Neighbourhood Park
- Mixed Use Area
- Highway Buffer
- Arterial Road Type B
- Arterial Road Type C
- Collector Road
- Local Road
- Enhanced Streetscape
- Rear Lane
- School
- Neighbourhood Centre
- Public Square
- Prominent Intersection
- Access roads to Neighbourhood Center

Demonstration Plan, Neighbourhood Centre

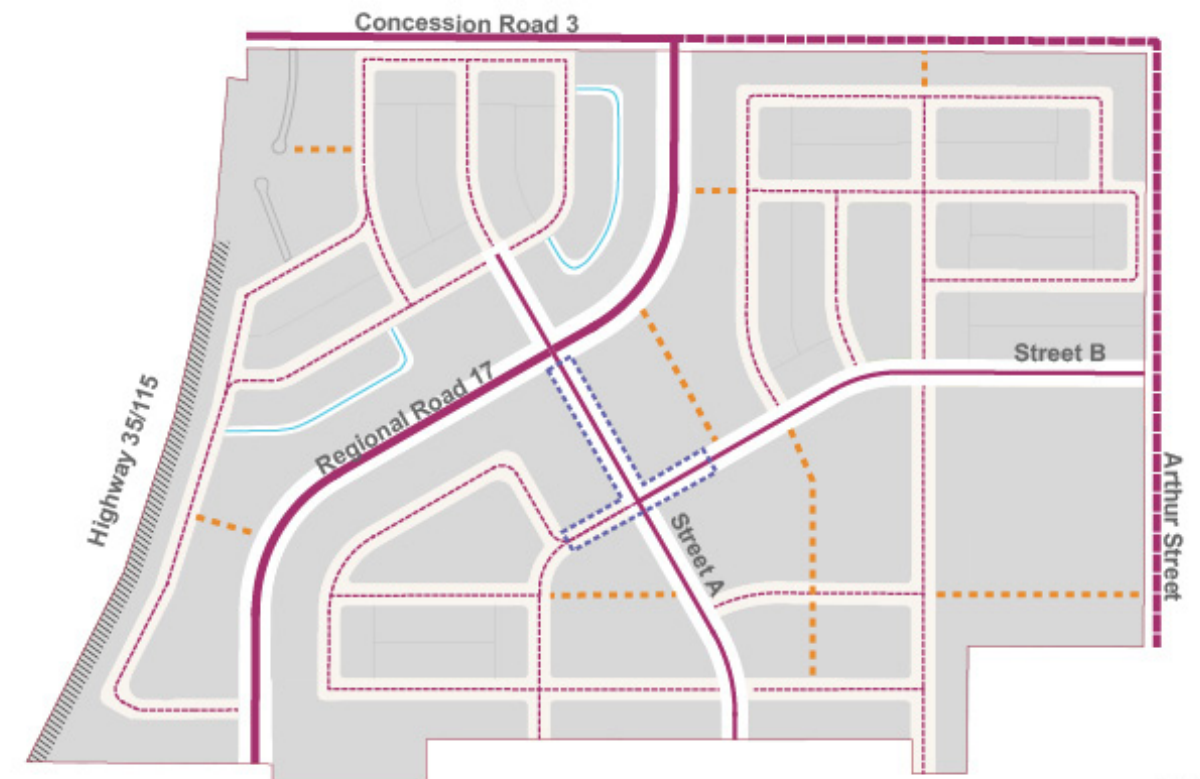
Urban Design & Sustainability Guidelines

Streets, Blocks and Mid-Block Connections

- › Collector streets (Streets A and B) provide access to and frontage for the neighbourhood centre
- › Additional tree planting and landscaping is encouraged
- › Mid-block connections provide pedestrian and cycle connections to parks and potential school site



Mid-Block connections with double row of trees



LEGEND

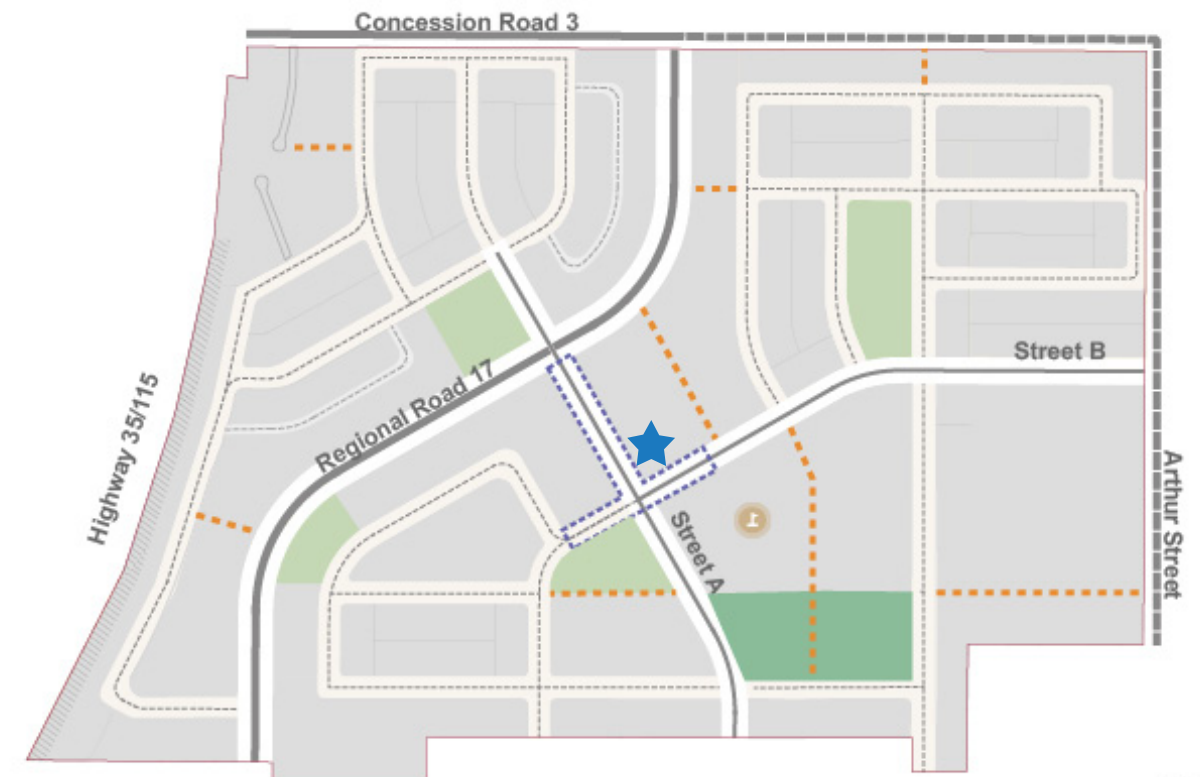
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- Mid-block Connection

The collector road intersection with Regional Road 17 will be refined based on road safety considerations including sight distance and intersection spacing/geometric design requirements

Urban Design & Sustainability Guidelines

Open Space Network

- › Interconnected necklace of green spaces
- › Open spaces distributed through out neighbourhood
- › Parkettes provide smaller scale amenities
- › Potential school block directly beside larger neighbourhood park



LEGEND

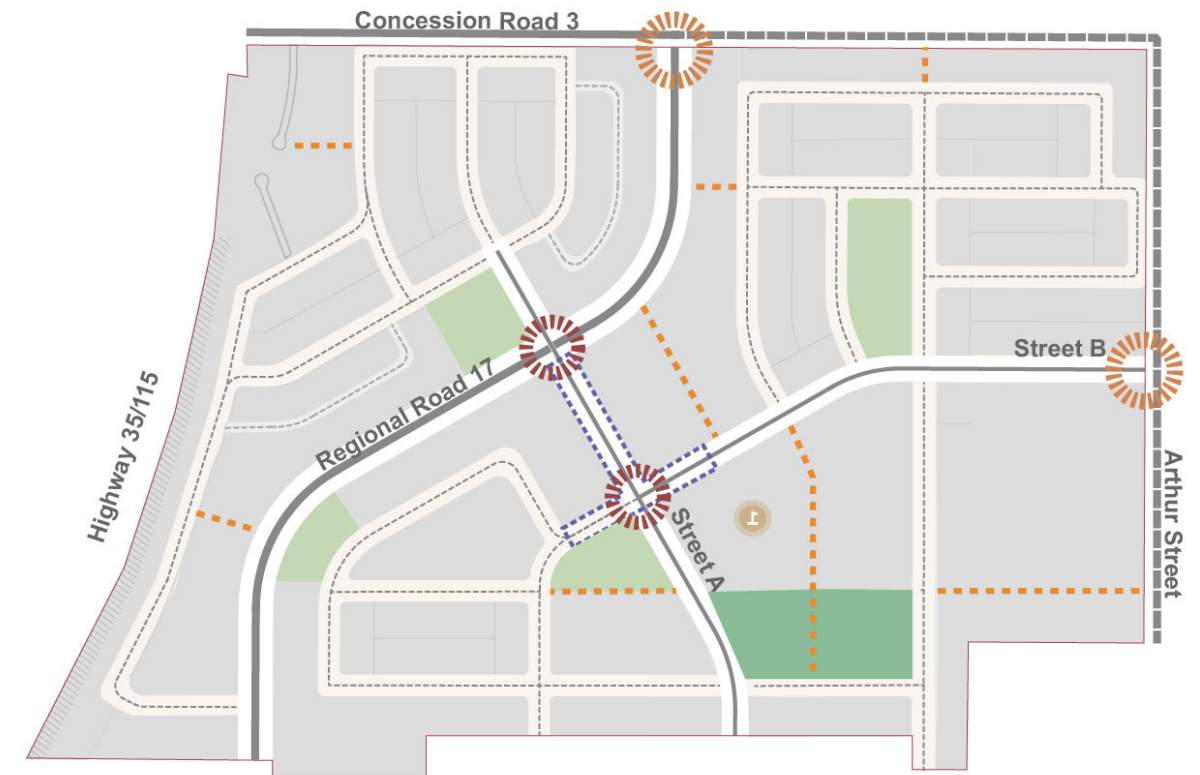
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- Local Road
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- Rear Lane
- Mid-block Connection
- School
- Public Square

Demonstration Plan, Open Space Network

Urban Design & Sustainability Guidelines

Gateways and Prominent Intersections

- › Gateways located along the edges of the neighbourhood to create an entrance
 - › Regional Road 17 and Concession Road 3
 - › Street B and Arthur Street
- › Prominent intersections located internal to neighbourhood with enhanced architecture and landscape features
 - › Street A and Regional Road 17
 - › Street A and Street B



LEGEND

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- Mid-block Connection
- School
- Prominent Intersection
- Gateway



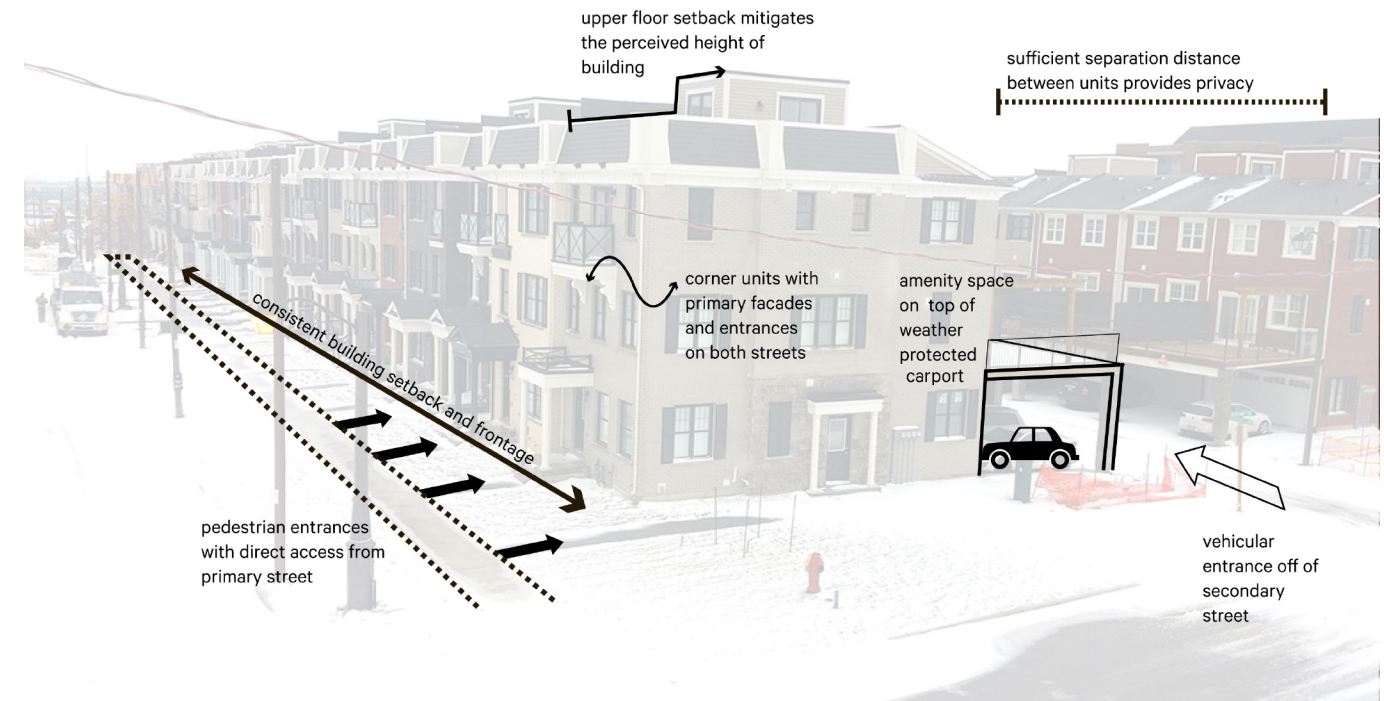
Prominent intersection created with public art

Demonstration Plan, Gateways and Prominent Intersections

Urban Design & Sustainability Guidelines

Private Realm

- › Includes properties that will remain in private ownership, including housing and businesses
- › Provides guidelines for building design, height, massing, transition for each housing type
- › Buildings in neighbourhood centre will be street-oriented, 2-6 storeys in height with residential uses above



Design principles for townhouses and stacked townhouses



A variety of facades give the street frontage a unique character



Streetwall height of 3-storey



Primary entrances are accessible and face public and/ or private roads

Urban Design & Sustainability Guidelines

Public Realm

- › Includes publicly-owned open spaces, parks, trail and mid-block connections
- › Streetscape and pedestrian realm
- › Public square serves as a main gathering place for the community
 - › retail spill out, cafes, small events
- › The neighbourhood park to include:
 - › flexible hard surface space for public gathering and events
 - › recreational programming
 - › design in co-ordination with potential school site



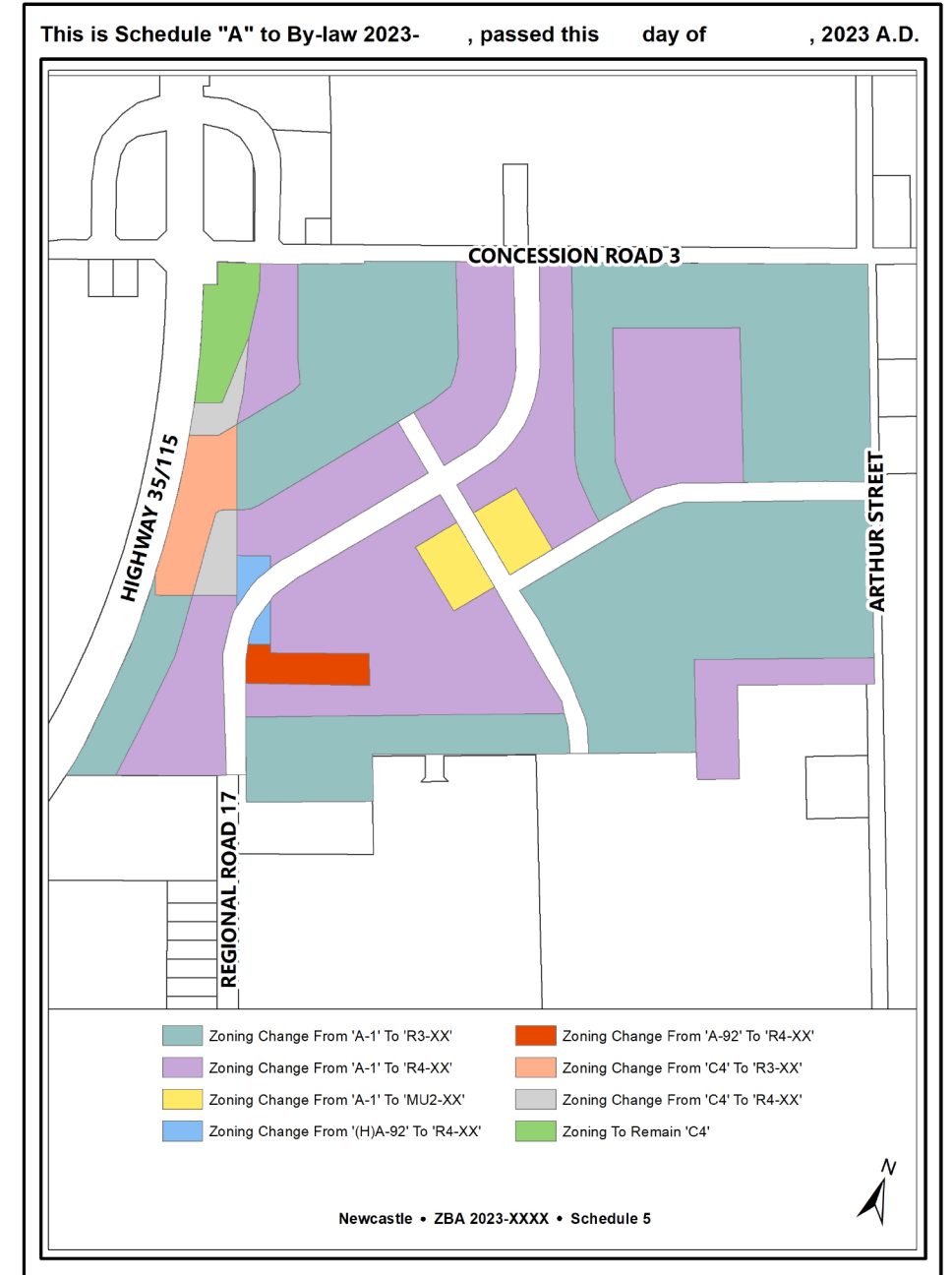
Public Square with retail at ground level



Street trees in tree grates planted and continuous pits

Implementing Zoning By-law

- › Zoning By-law to amend Clarington's Zoning By-law 84-63
- › Regulates land use and development to ensure that the activities are consistent with the overall vision and goals of the secondary plan.
- › As the Zoning By-law establishes specific zoning regulations, it will help to create:
 - › Predictable and orderly development pattern
 - › Promote compatible land uses
 - › Protect the character of the area
 - › Address the needs of the community



Next Steps

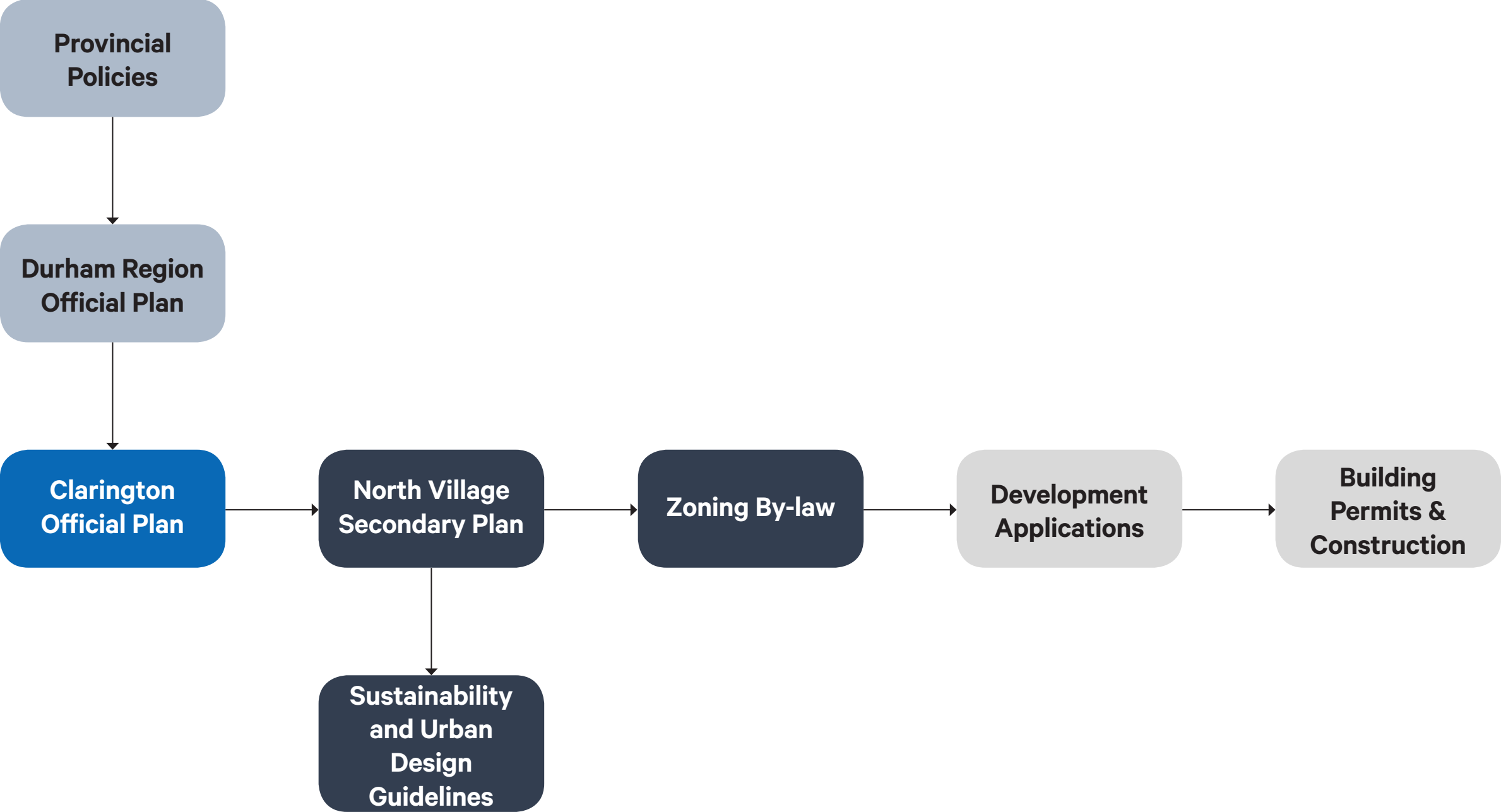


Project Next Steps

- › Take back public and agency comments received (July 18, 2023 deadline)
- › Revise documents based on feedback
 - › Official Plan Amendment, Secondary Plan & Urban Design and Sustainability Guidelines
 - › Zoning By-law Amendment
 - › Supporting technical EA documents
- › Prepare Recommendation Report to Council with revised documents
- › Forward to Region of Durham for Approval of Secondary Plan



Implementation of Secondary Plan



THANK YOU

Northvillage@clarington.net

<http://www.Clarington.net/NorthVillage>