Courtice Waterfront & Energy Park (CWEP) Secondary Plan

Public Meeting
May 12, 2025

Clarington

Courtice Waterfront and Energy Park
SECONDARY PLAN
CLARINGTON

URBAN STRATEGIES INC.

The Planning Team

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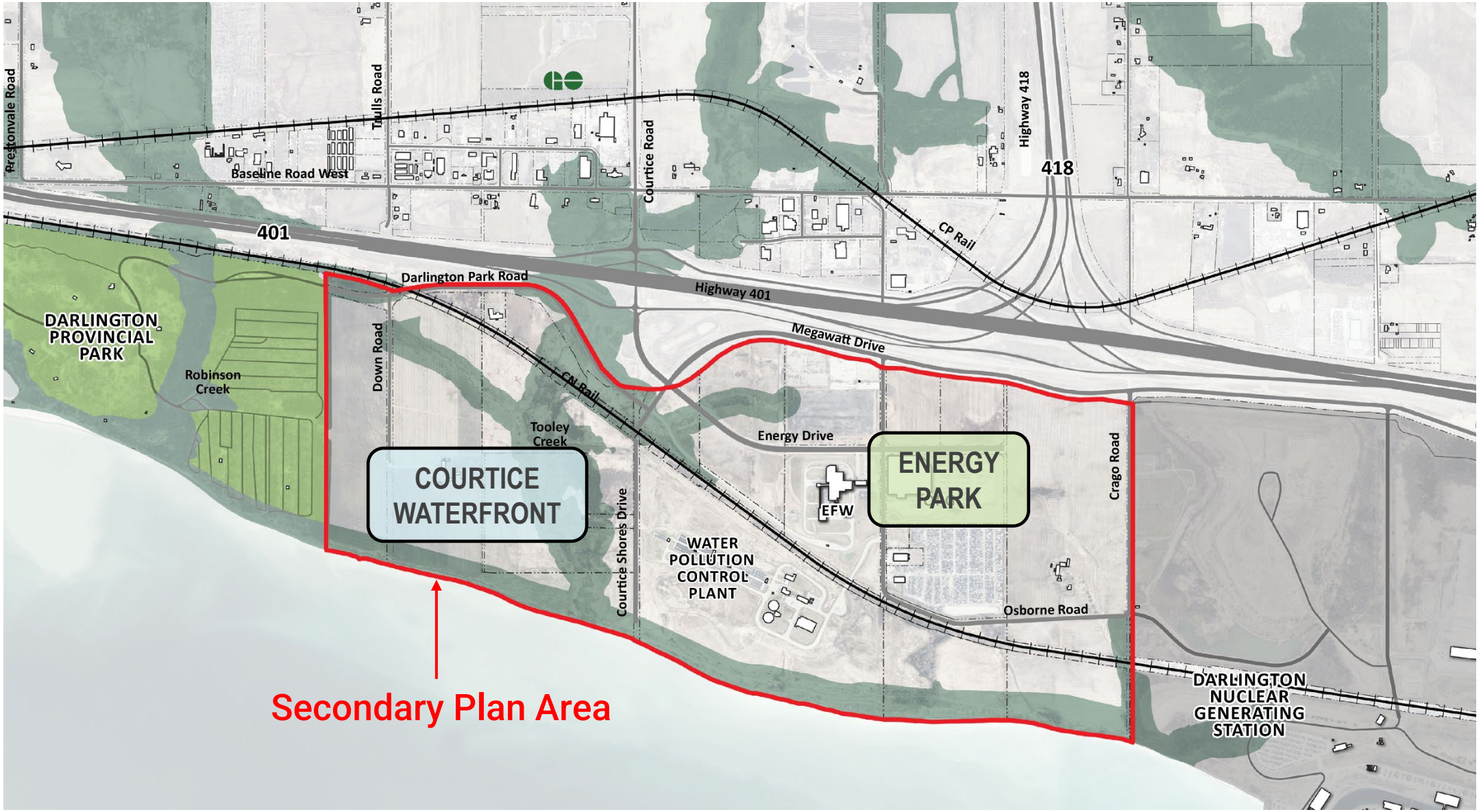
Presentation Outline

1. **Introduction and Background**
   - Secondary Plan Area
   - Planning Process
   - Current Planning Context
   - Public Input
2. **Draft Secondary Plan Overview**
   - Vision and Principles
   - Draft Land Use Plan
   - Policy Summary
   - Roads and Active Transportation
3. **Draft Urban Design and Sustainability Guidelines**
4. **Next Steps**

The CWEP Secondary Plan Area

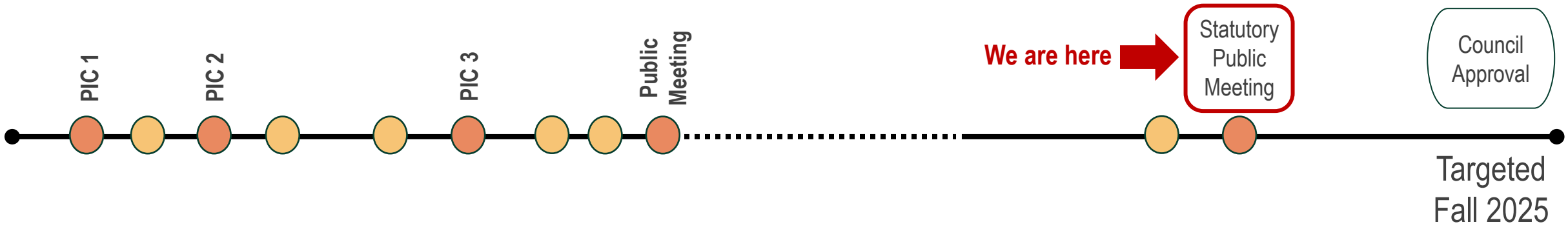


Planning Process

Phase 1
Initial Engagement, Visioning and Analysis

Phase 2
Preferred Land Use Plan
- Draft Secondary Plan
- Draft Urban Design and Sustainability Guidelines

Phase 3
Revise and Finalize Deliverables
- Secondary Plan
- Urban Design and Sustainability Guidelines
- Technical Studies



Public Consultation

Steering Committee Meeting

What we heard from the public

- Protect and integrate the waterfront's significant natural features
- Add to and improve the waterfront trail network
- Plan a mix of uses and a range of housing types
- Include uses that will make the waterfront a destination and complement the Energy Park
- Design a waterfront park with a range of amenities for year-round enjoyment

Phase 1 Visioning Workshop

Vision

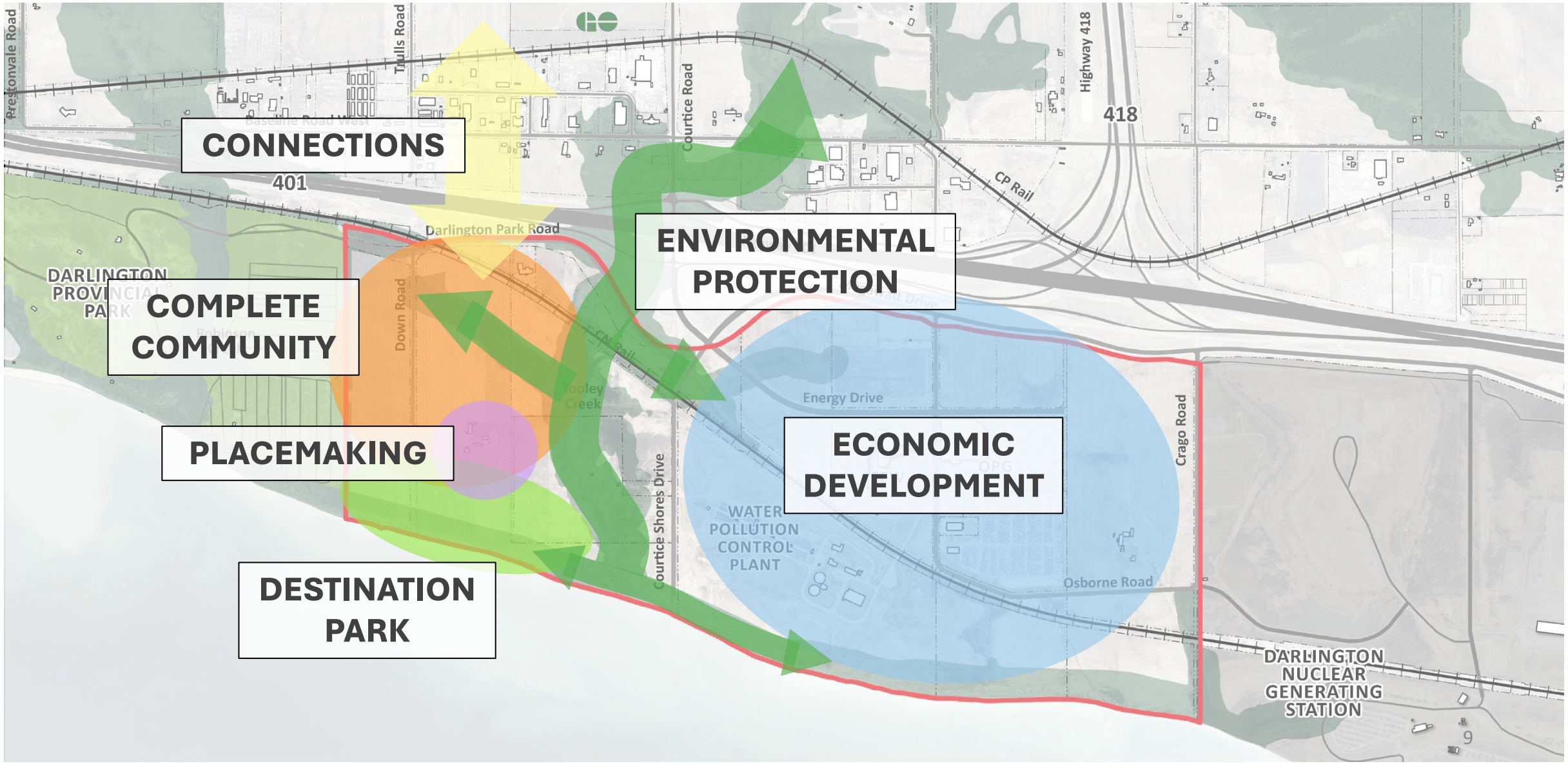
The Courtice Waterfront and Energy Park are intended to evolve as complementary places that provide employment, business, living and recreation opportunities for Clarington and Durham Region against the backdrops of Lake Ontario and Tooley Creek.

The development of industrial uses, diverse forms of housing, public open spaces, and supportive infrastructure will extend the Courtice community to Lake Ontario.

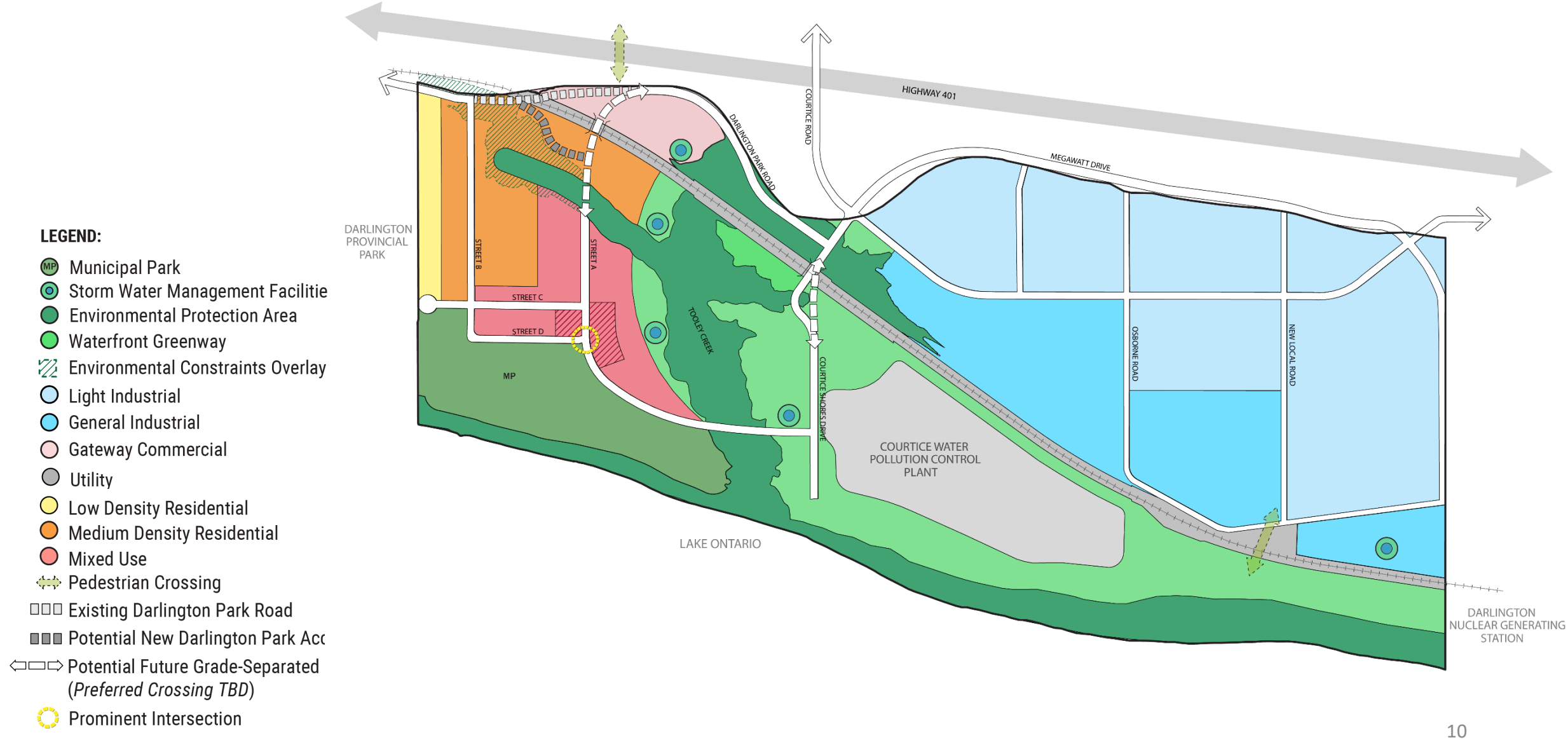
Principles

1. Promote **economic development** and diversification
2. Support a **high quality of life** for residents of Clarington and the Courtice waterfront
3. **Conserve, enhance and value significant natural features**
4. Promote **environmental sustainability**, energy efficiency and resilience
5. **Connect** the Secondary Plan Area **to the broader community and region** by all modes of travel
6. Create an **accessible, walkable and bikeable community** linked to adjacent transportation networks
7. **Create distinct, memorable places** that reflect the area's natural and cultural heritage and the community's values
8. Develop the Courtice Waterfront and Energy Park in an **orderly, coordinated and cohesive** fashion

Summary of Goals



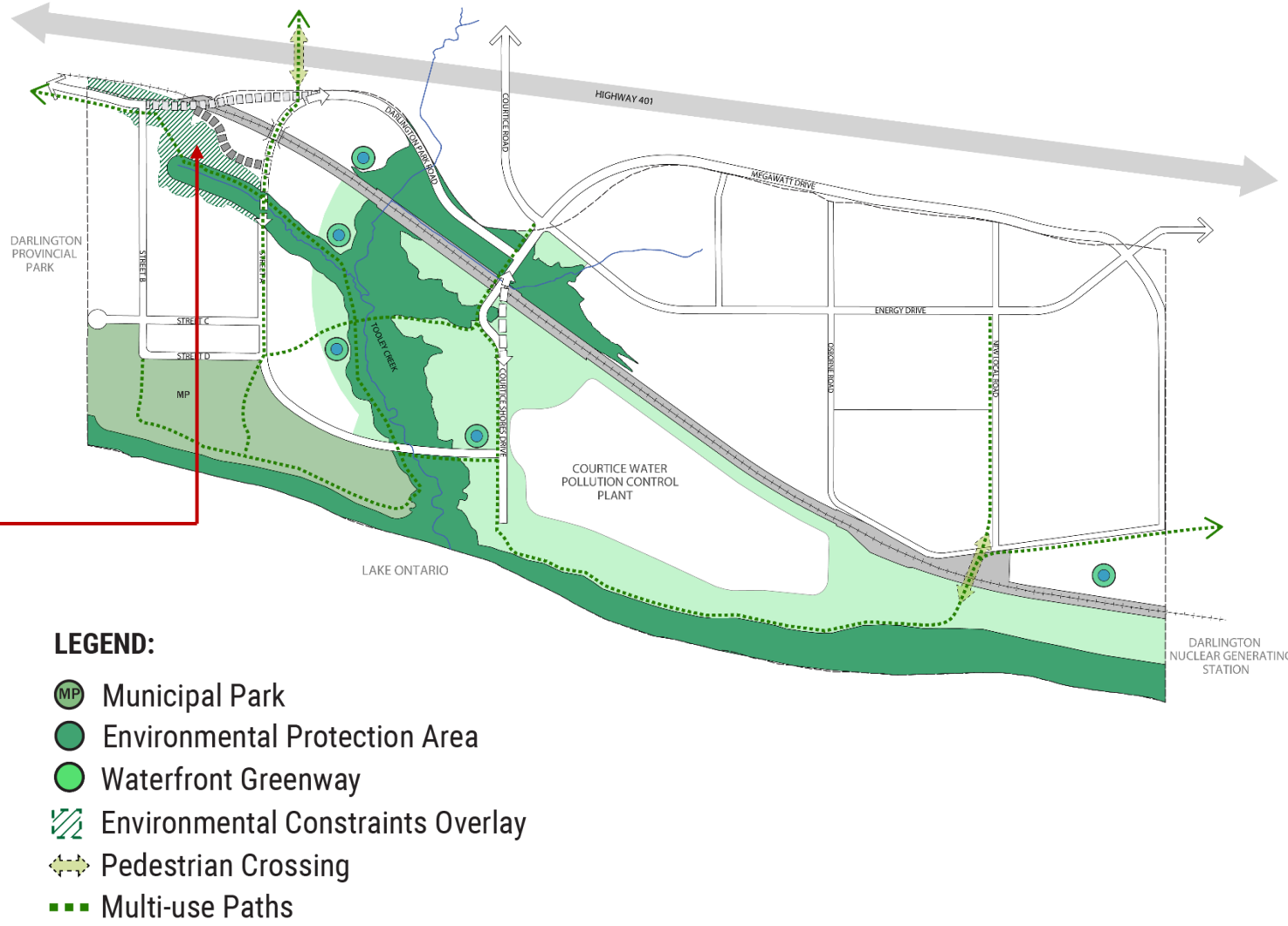
Draft Land Use Plan – Schedule A



Policy Summary

Environmental Protection Areas

- No development permitted in EPA
  (except low intensity recreation, conservation, flood or erosion control)
- Future environmental studies shall address the Robinson Creek and Tooley Creek Subwatershed Study
- Limits of EPA included in Environmental Constraints Overlay to be determined at time of development application
  (based on an EIS and Flood Plain Analysis)



Policy Summary

Courtice Waterfront Park & Greenway

Waterfront Park:

- No less than 16 ha
- Designed and programmed with recreation and cultural facilities to serve the entire Municipality
- Will support the waterfront as a regional, year-round destination

Waterfront Greenway:

- Appropriate for low intensity recreational uses and conservation
- Stormwater management facilities permitted

LEGEND:

- MP Municipal Park
- Environmental Protection Area
- Waterfront Greenway
- Environmental Constraints Overlay
- Pedestrian Crossing
- Multi-use Paths

Policy Summary

Courtice Waterfront Park – Potential Amenities

Splash Pad

Skate Trail

Multi-Use Paths

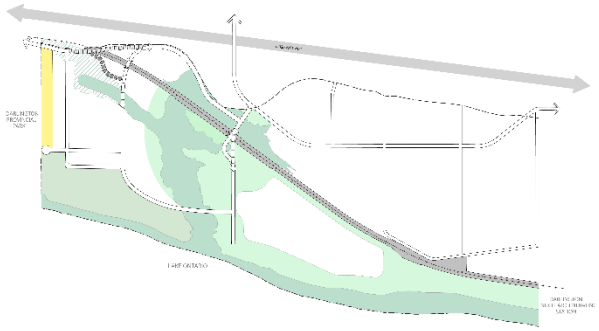
Kiosks

Look-outs

Amphitheatre

Policy Summary

Low Density Residential Area



Permitted:

- Detached dwellings
- Semi-detached dwellings
- Street townhouses

Minimum Density: 25 units / ha

Height Range: Up to 3 storeys

Policy Summary

Medium Density Residential Areas

Permitted:

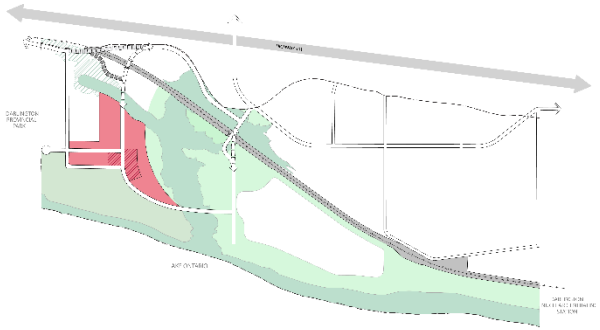
- All forms of townhouses
- Apartment buildings
- Compatible small-scale services/retail

Minimum Density: 50 units / ha

Height Range: 3 to 6 storeys

Policy Summary

Mixed Use Areas



Permitted:

- All forms of townhouses
- Apartment and mixed-use buildings
- Neighbourhood and destination-oriented commercial uses
- Institutional uses

Commercial uses required around Prominent Intersection

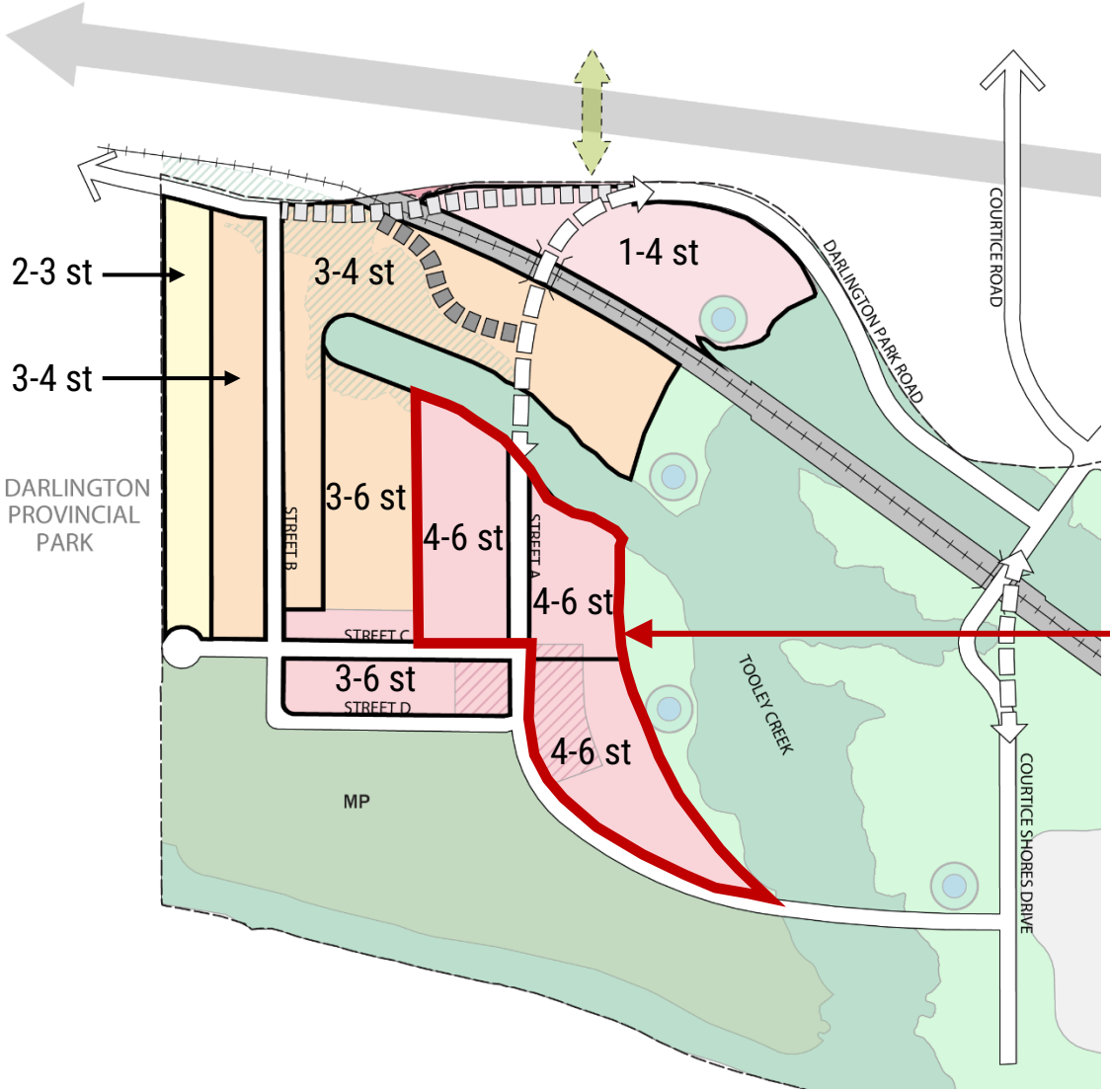
Minimum Density: 70 units / ha

Height Range:

- 3 to 6 storeys generally
- Up to 15 storeys in certain locations
- Minimum 2 storeys for commercial buildings

Policy Summary

Heights Plan – Schedule B



Up to 15 storeys may be permitted

Policy Summary

Gateway Commercial Area

Permitted:

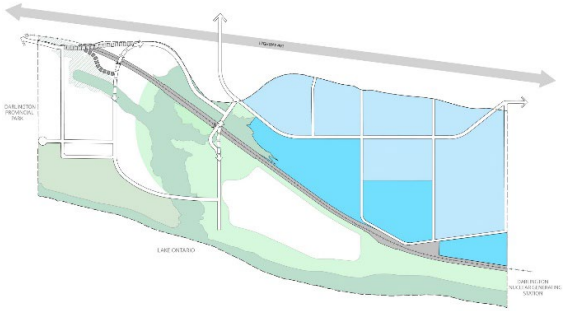
- Restaurants
- Retail
- Financial institutions
- Service stations

Height Range: 1 to 4 storeys

Policy Summary

Light and General Industrial Areas

These areas provide for employment uses with a focus on the energy sector, bringing premium jobs to Clarington.



Light Industrial – Permitted :

- Wholly-enclosed manufacturing facilities
- Warehousing and distribution facilities
- Office, retail, and research and development facility associated with the above uses

No outside storage permitted

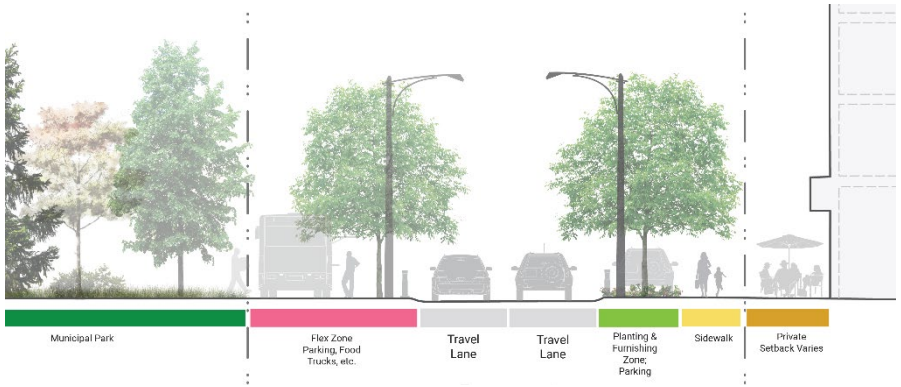
General Industrial - Permitted:

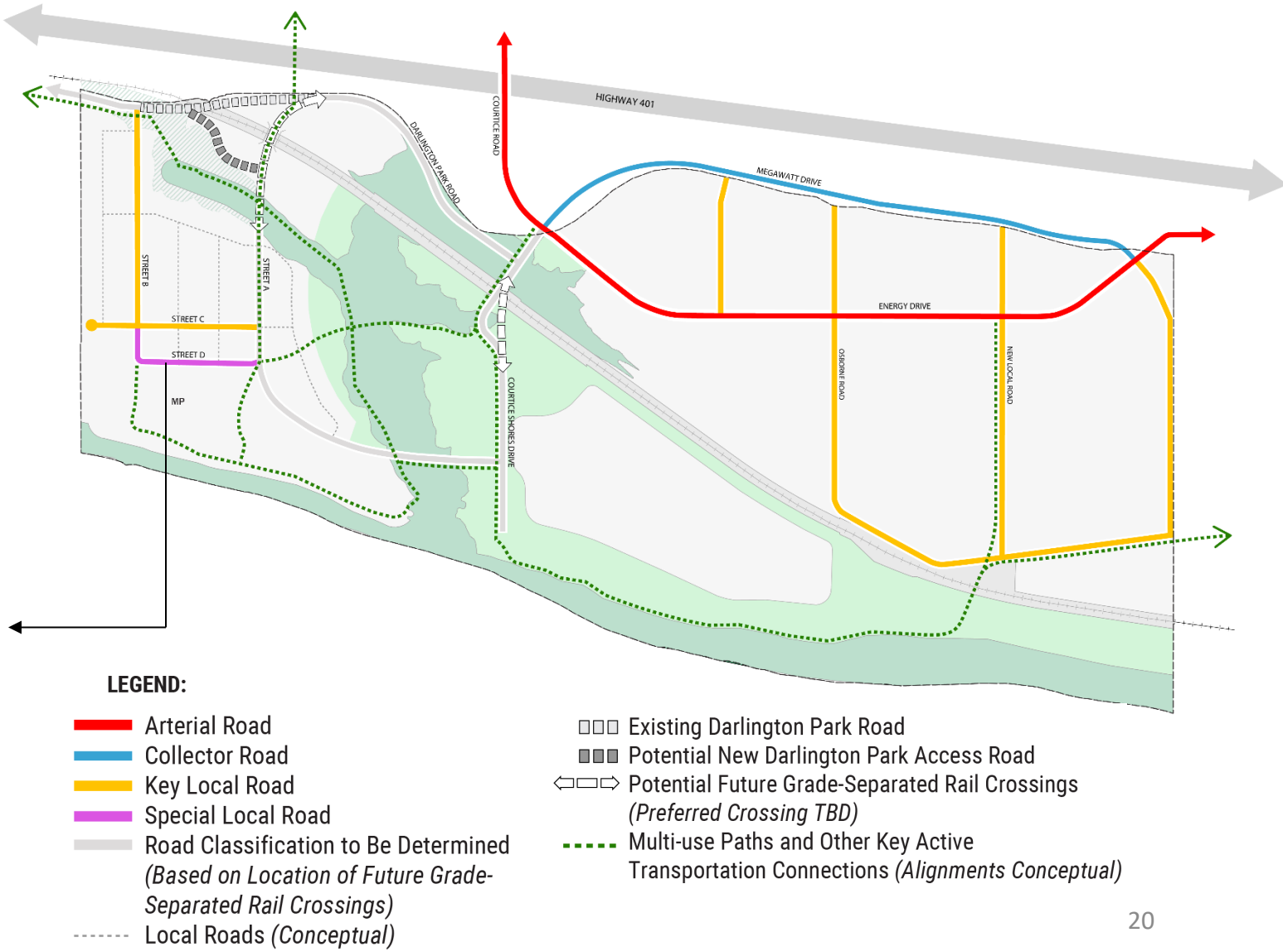
- All light industrial uses
- Alternative and renewable energy generation, cogeneration and alternative fuels manufacturing (fully enclosed)

Limited outside storage permitted

Draft Roads & Active Transportation Plan – Schedule C

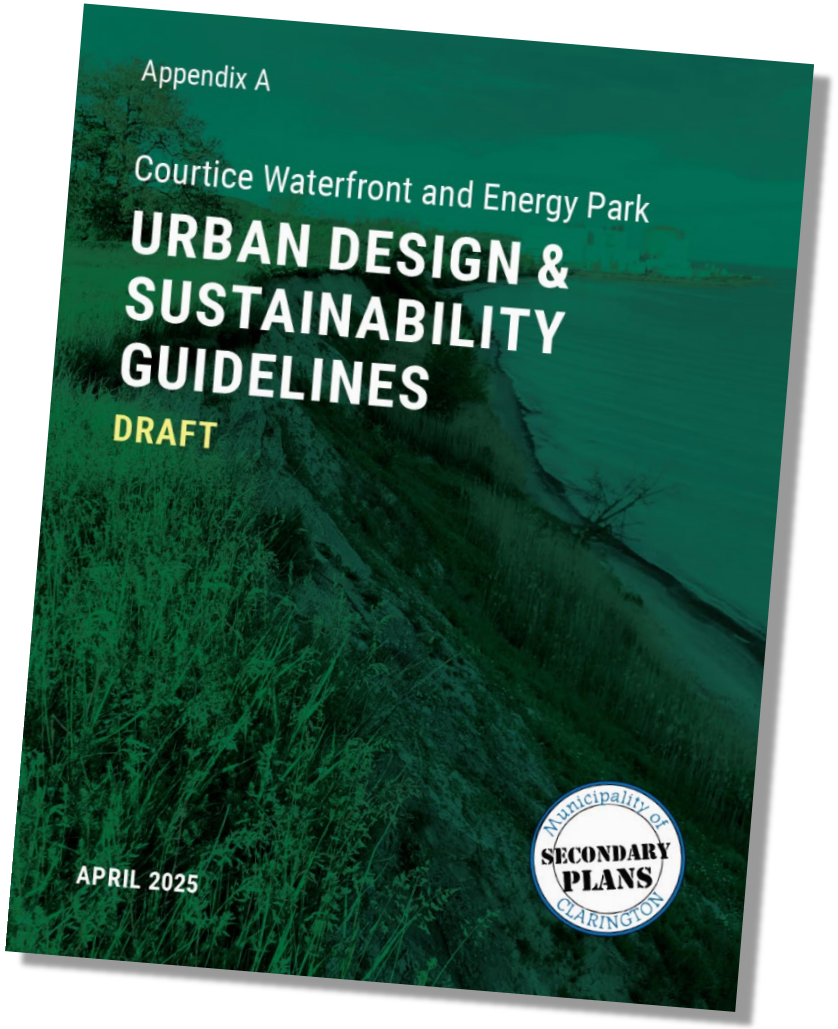
- Location of future rail crossing to be confirmed
- Key roads will include dedicated cycling facilities
- Special Local Road design will support destination uses and events
- Existing trail network will be preserved and enhanced with new connections





Urban Design and Sustainability Guidelines

- Non-statutory document that supports the Secondary Plan and will inform zoning
- Elaborates and illustrates the intent behind policies
- Guidelines address the private and public realms
- Will guide the review of development proposals and the design of infrastructure



Urban Design and Sustainability Guidelines

Private Realm Guidelines address the following to ensure development contributes to an attractive community and a safe, comfortable and inviting public realm:

- Setbacks, stepbacks and massing generally
- Access, parking and servicing
- Ground-floor conditions
- Landscaping and rooftops

Urban Design and Sustainability Guidelines

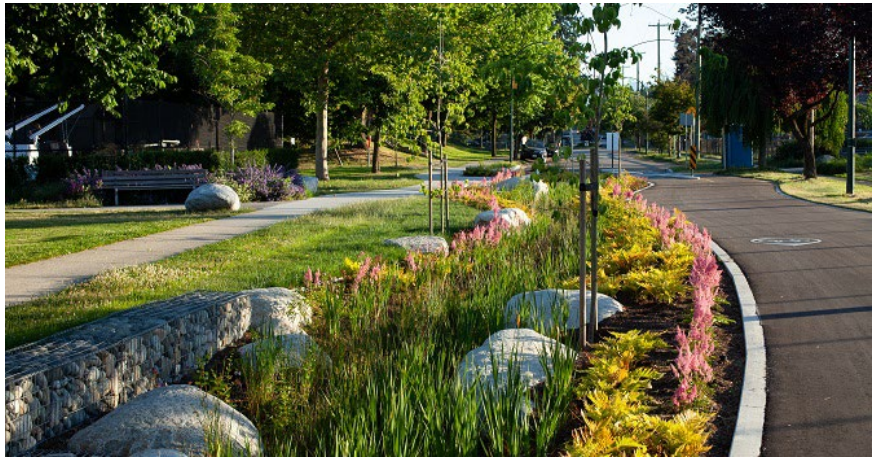
Public Realm Guidelines address the design of streets and open spaces, providing guidance on how:

- Streets can accommodate pedestrians, cyclists and vehicles safely
- Streetscapes can support new businesses with attractive, vibrant streetscapes
- The Waterfront Park can be a unique, year-round amenity
- The location of trails can enhance views to natural features and help to protect them

Urban Design and Sustainability Guidelines

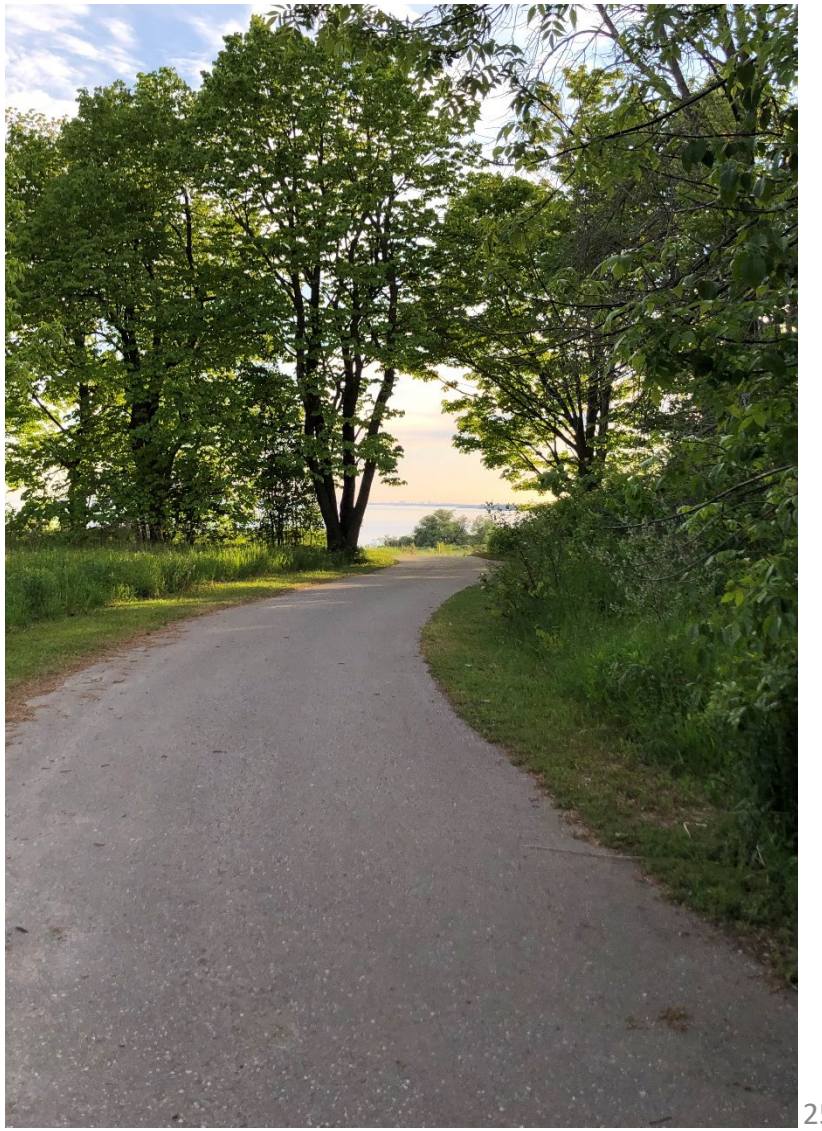
Green Design Guidelines promote:

- Energy efficient buildings and renewable energy sources, e.g., solar, geothermal
- Environmental controls to regulate sun and wind exposure
- Green or highly reflective roofs
- Low-carbon, sustainable building materials
- Water-saving features
- Naturalized stormwater management ponds and rain gardens



Next Steps

- Receive public and agency comments
- Revision of the Secondary Plan and Urban Design and Sustainability Guidelines will be informed by stakeholder and public feedback
- Complete supporting technical studies – environmental, transportation, servicing and stormwater management
- Prepare recommended Secondary Plan for Council consideration and approval, targeted for Fall 2025



Thank you!