

# Courtice Waterfront and Energy Park Secondary Plan

Statutory Public Meeting  
PDS-029-22

June 13, 2022

## **Purpose of the Meeting**

The purpose of the Public Meeting is to hear what the public has to say about the Official Plan Amendment for the Courtice Waterfront and Energy Park Secondary Plan.

No decision will be made regarding the Secondary Plan.

## **What is a Secondary Plan?**

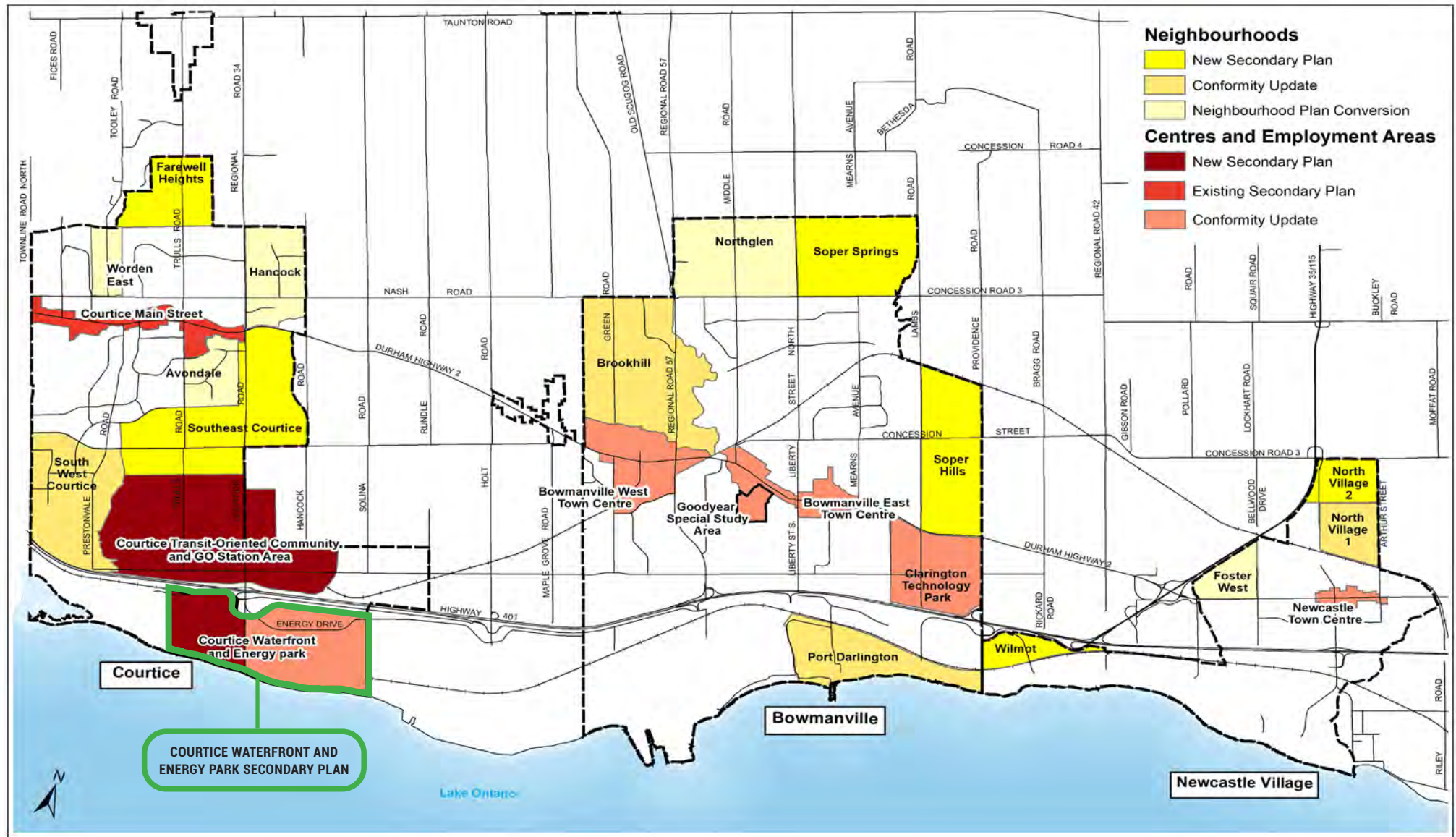
Adds details to the objectives and policies of Clarington's Official Plan to fit the local context.

Establishes more focused development guidelines unique to an area to guide growth and change.

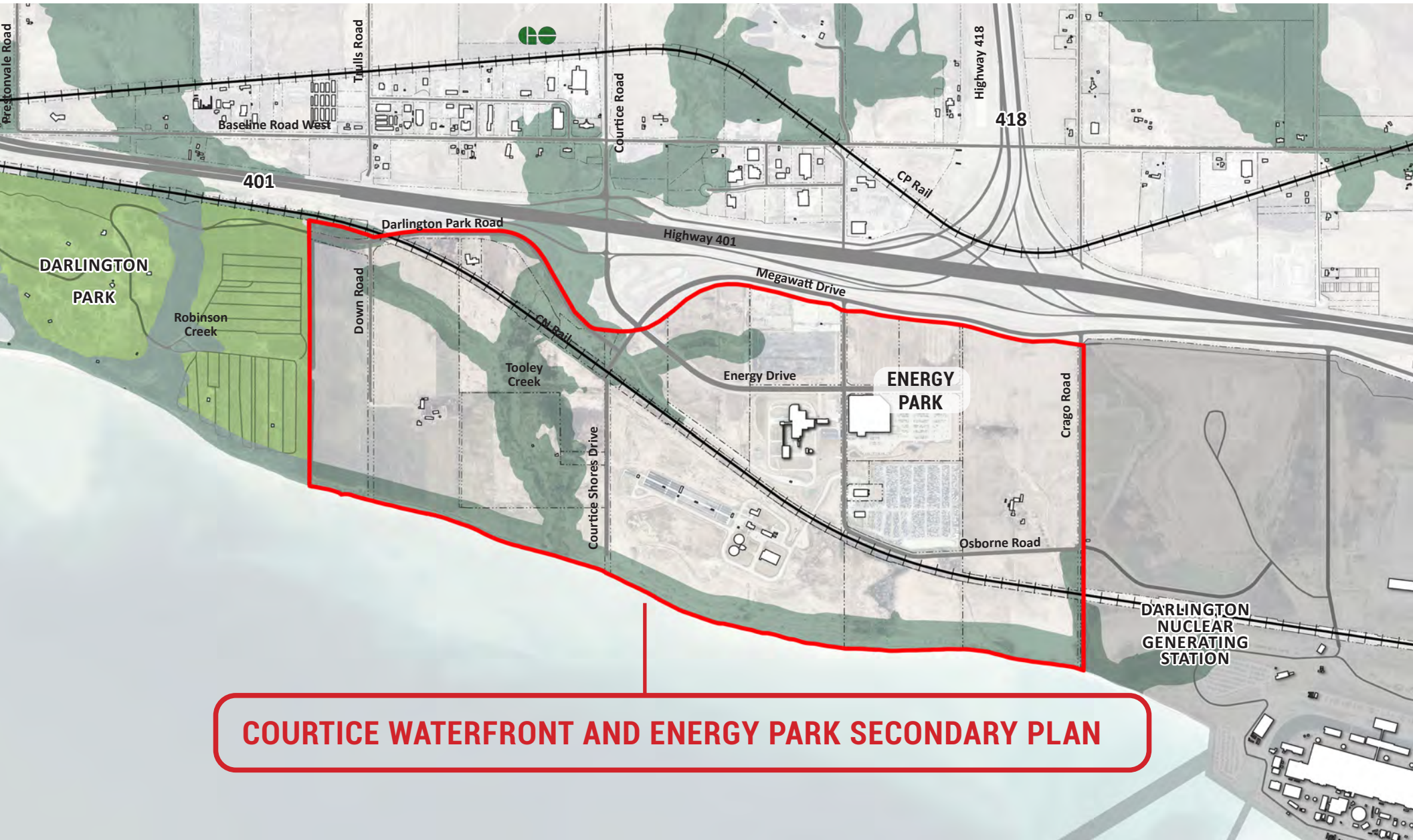
Promotes a desired type and form of physical development in a specific area.

Guides public and private investment around infrastructure.

# Secondary Plans in Clarington



# The Courtice Waterfront and Energy Park Project Area



# Planning Process

PHASE 1

**Analysis &  
Visioning**

PHASE 2

**Preferred Concept and Draft  
Secondary Plan & Guidelines**

PHASE 3

**Final Secondary Plan &  
Guidelines**

**Public  
Consultation  
#1**

**Public  
Consultation  
#2**

**Public  
Consultation  
#3**

**Statutory  
Public  
Meeting**

**Target  
Completion**

December 2019

March 2020

March 2022

**We Are Here**  
June 2022

**2023**  
(Council  
Recommendation)

**Courtice Waterfront Municipal Park  
Preliminary Design Plan Process**

# **Notice of Statutory Public Meeting**

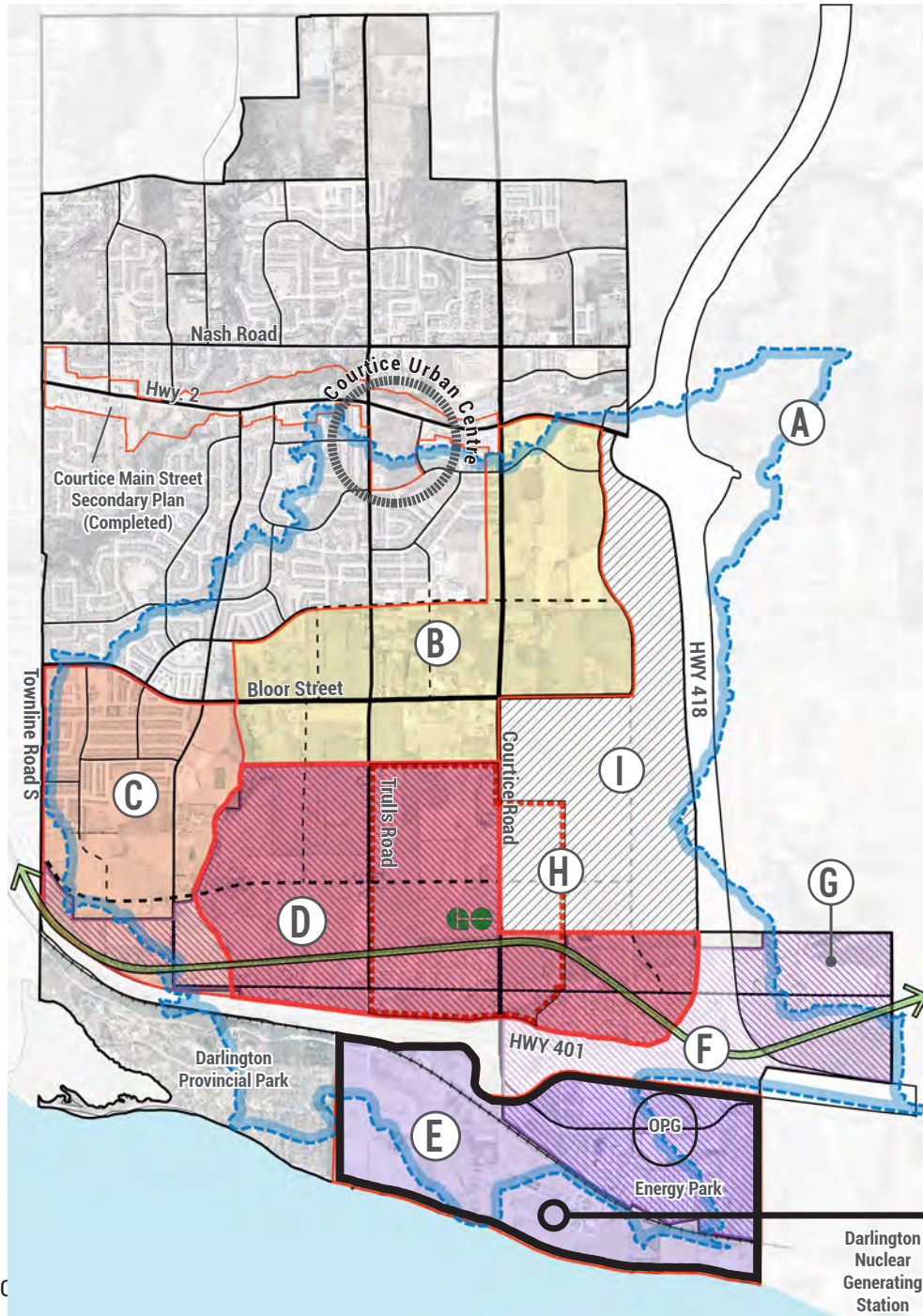
## **Who received the Notice:**

- Landowners within the Study Area
- Landowners around the Study Area
- Interested Parties
- Agencies
- First Nations

## **How the Notice was distributed:**

- Newspaper
- Mail
- E-Mail
- Project web page
- Social Media
- E-Update

# Public uses and private development will extend the growing Courtice community to Lake Ontario.



These planning studies provide context for the waterfront.

- A** Robinson and Tooley Watershed Study
- B** Southeast Courtice Secondary Plan
- C** Southwest Courtice Secondary Plan Update
- D** Courtice Transit Oriented Community Secondary Plan
- E** Courtice Waterfront and Energy Park Secondary Plan
- F** Bowmanville GO Expansion Business Case Study (Metrolinx)
- G** Provincially Significant Employment Zones
- H** MTSA Boundary
- I** Urban Expansion Area

**COURTICE WATERFRONT &  
ENERGY PARK SECONDARY PLAN**

# Secondary Plan Priorities

## Active Transportation:

- Connection to the GO Station and beyond to the rest of Courtice.
- Connections between the Waterfront Lands and the Energy Park

## Complete Community:

- Mix of uses
- Amenities for residents and employees
- Affordable housing

## Quality of Life:

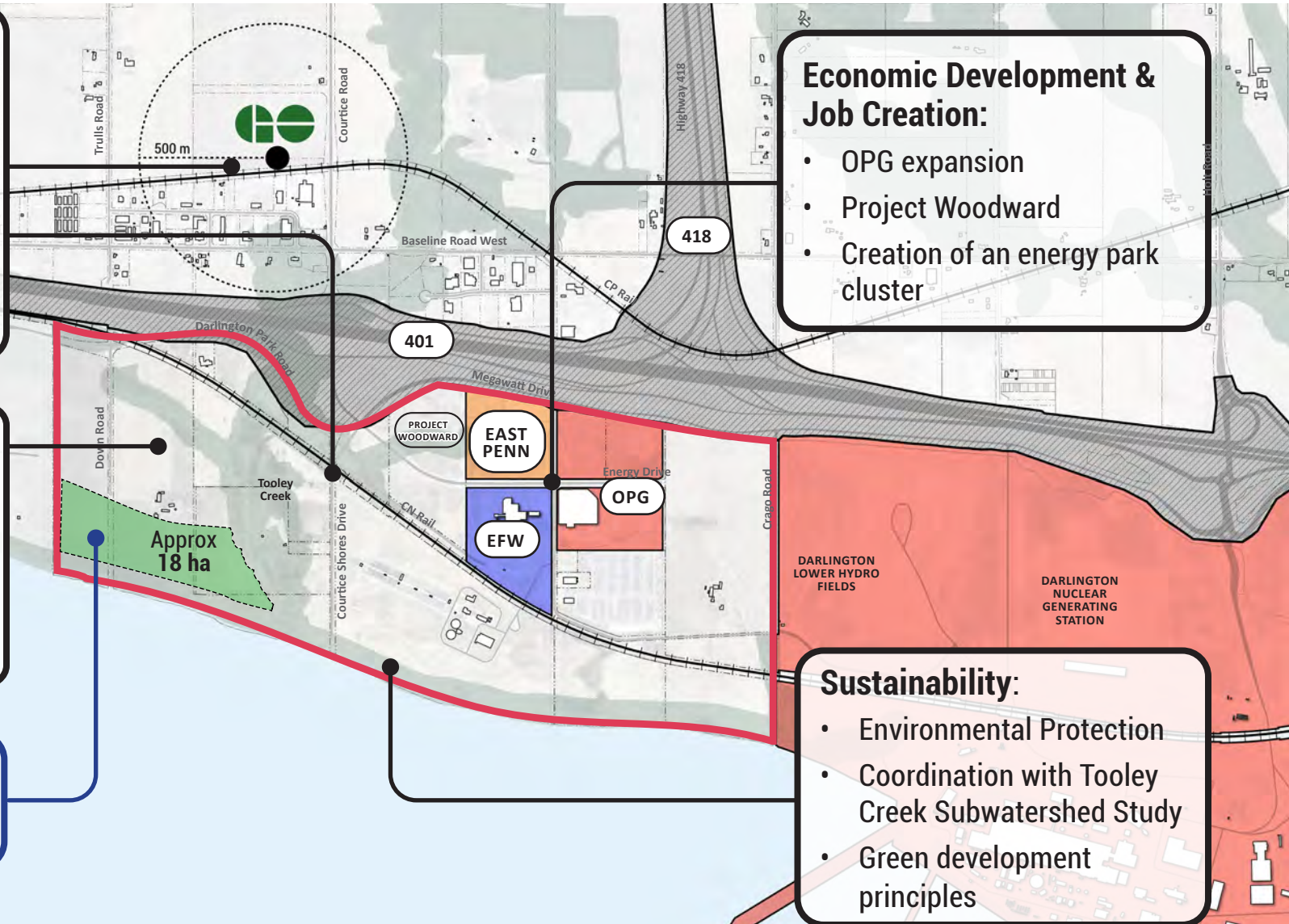
- Municipal-wide waterfront park

## Economic Development & Job Creation:

- OPG expansion
- Project Woodward
- Creation of an energy park cluster

## Sustainability:

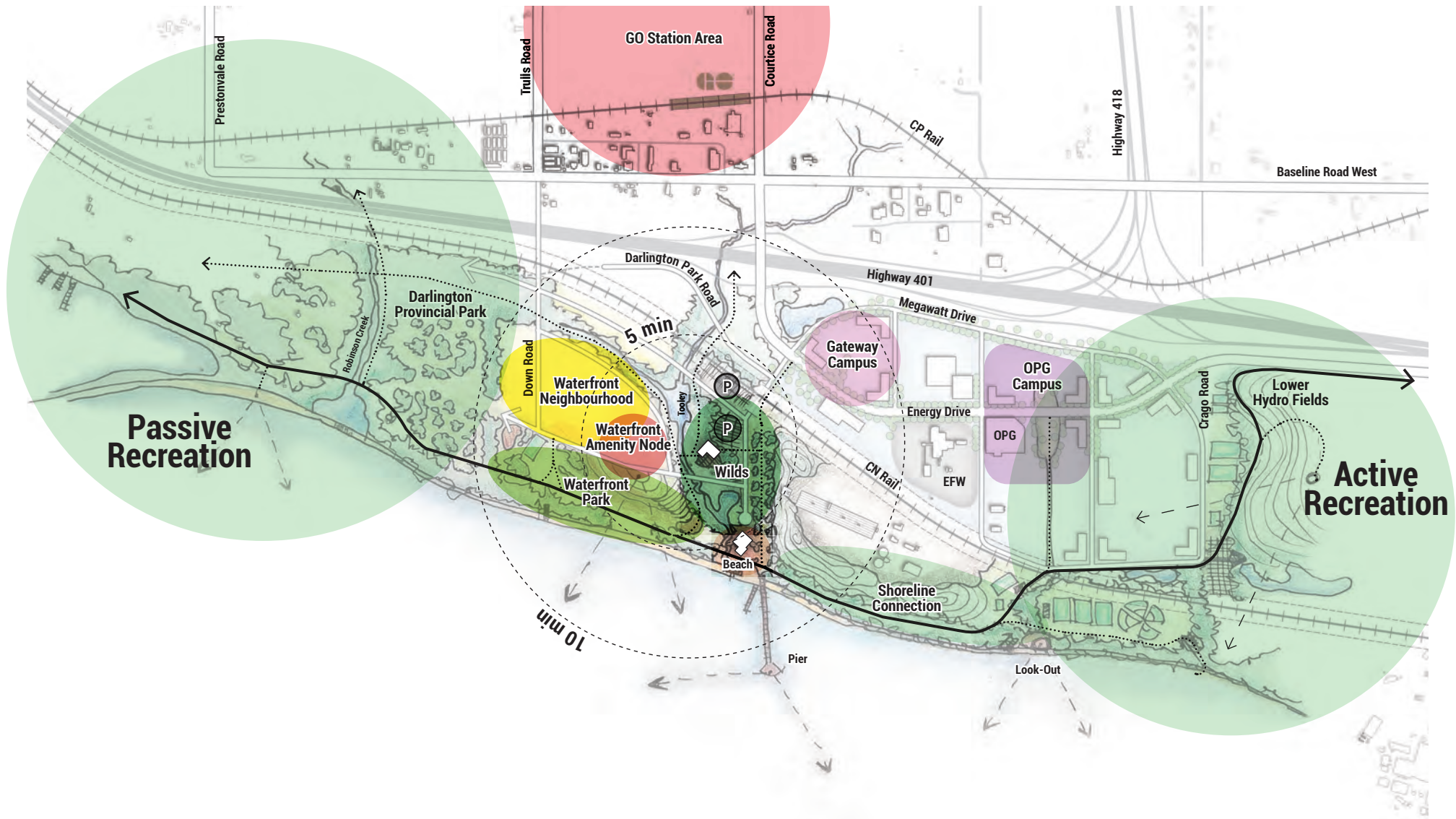
- Environmental Protection
- Coordination with Tooley Creek Subwatershed Study
- Green development principles



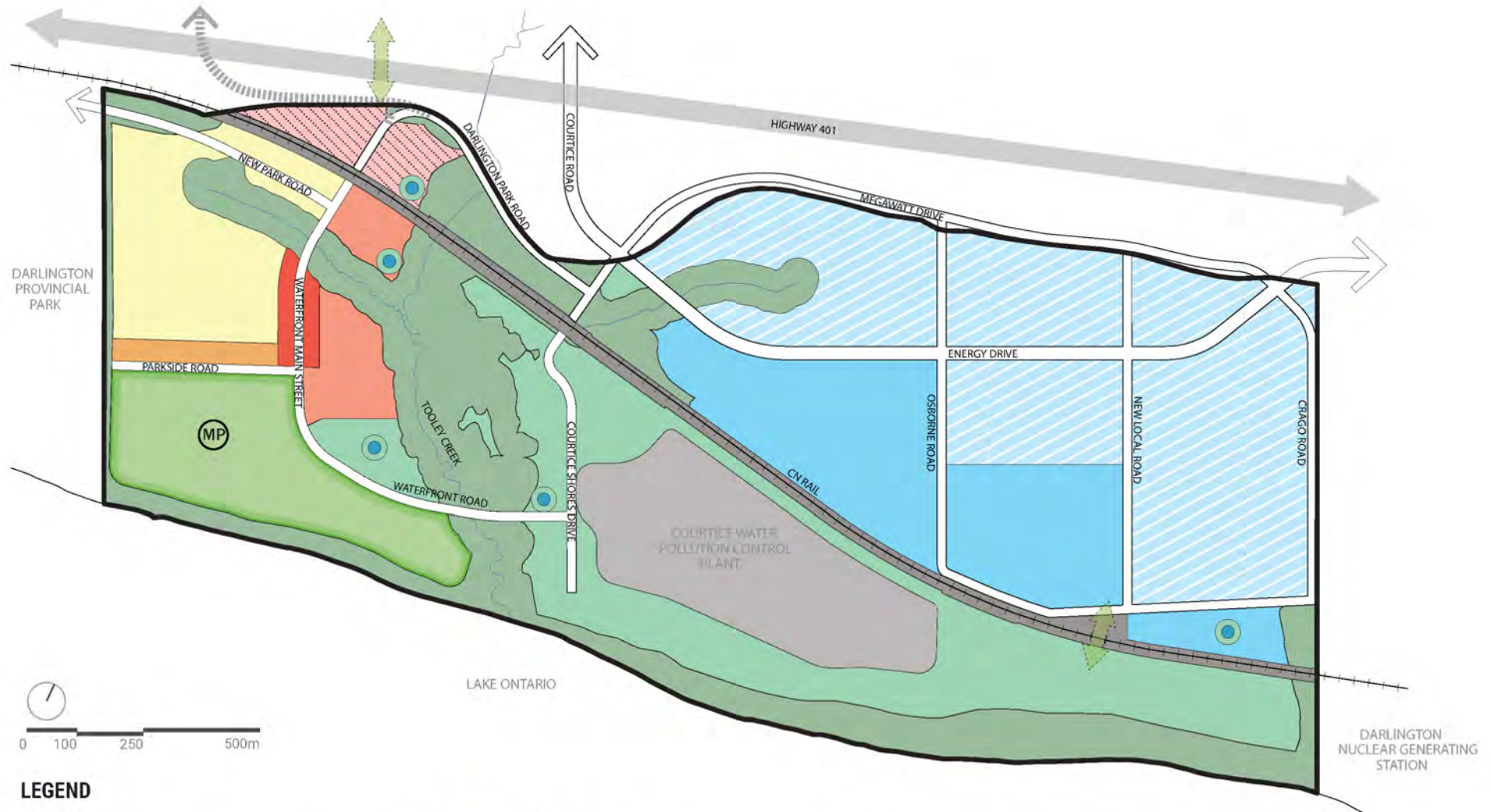
# **Vision for the Courtice Waterfront & Energy Park**

- **Develop the West Waterfront and Energy Park as distinct, yet linked places that together enhance Clarington as place to live, work and play.**
- **A large municipal waterfront park, a diverse neighbourhood, and commercial destinations.**
- **An energy-themed prestige business park and vital regional infrastructure.**
- **A network of environmental features, public open spaces, streets and trails tying the area together.**

# The open space framework will include parkland, trails, open space and natural areas with varying characters



# Draft Land Use Plan



## LEGEND

- |                                  |                                         |                                 |
|----------------------------------|-----------------------------------------|---------------------------------|
| Courtice Waterfront Park         | General Employment                      | Utility                         |
| Stormwater Management Facilities | Low Density Residential                 | Gateway Commercial              |
| Environmental Protection Area    | Medium Density Residential - Waterfront | Potential Pedestrian Crossing   |
| Waterfront Greenway              | Mixed Use - Main Street                 | Potential Trulls Road Extension |
| Prestige Employment              | Mixed Use - Neighbourhood               |                                 |

\*EPA boundaries are preliminary and are subject to further study.

# Land Use Designations - Courtice Waterfront

|                                                                                     | <b>Designation</b>                    | <b>Heights</b> | <b>Minimum Density</b> | <b>Uses</b>                                                                                                                           |
|-------------------------------------------------------------------------------------|---------------------------------------|----------------|------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
|    | Low-Density Residential               | 2- 3 storeys   | 35 units/ha            | Detached and semi-detached houses; Townhouses                                                                                         |
|    | Medium Density Residential-Waterfront | 3 - 6 storeys  | 60 units/ha            | Townhouses; Stacked townhouses; and, Apartment buildings                                                                              |
|    | Mixed Use - Main Street               | 2 - 6 storeys  | -                      | Apartment buildings; Mixed use buildings with commercial at-grade; Live/work units                                                    |
|    | Mixed Use-Neighbourhood               | 3 - 6 storeys  | 70 units/ha            | Same as those in Mixed Use - Main Street along with townhouses and stacked townhouses                                                 |
|   | Gateway Commercial                    | 2 - 6 storeys  | -                      | Retail and service commercial uses.                                                                                                   |
|  | Courtice Waterfront Park              | -              | -                      | Approximately 18 ha in size. A range of passive and active recreation and cultural uses are permitted.                                |
|  | Environmental Protection Area         | -              | -                      | No development is permitted except for low intensity recreation and uses related to conservation, flood, or erosion control projects. |

# Land Use Designations - Courtice Waterfront



 Low-Density Residential



 Medium Density Residential



 Mixed Use - Main Street



 Mixed Use - Neighbourhood



 Mixed Use - Neighbourhood



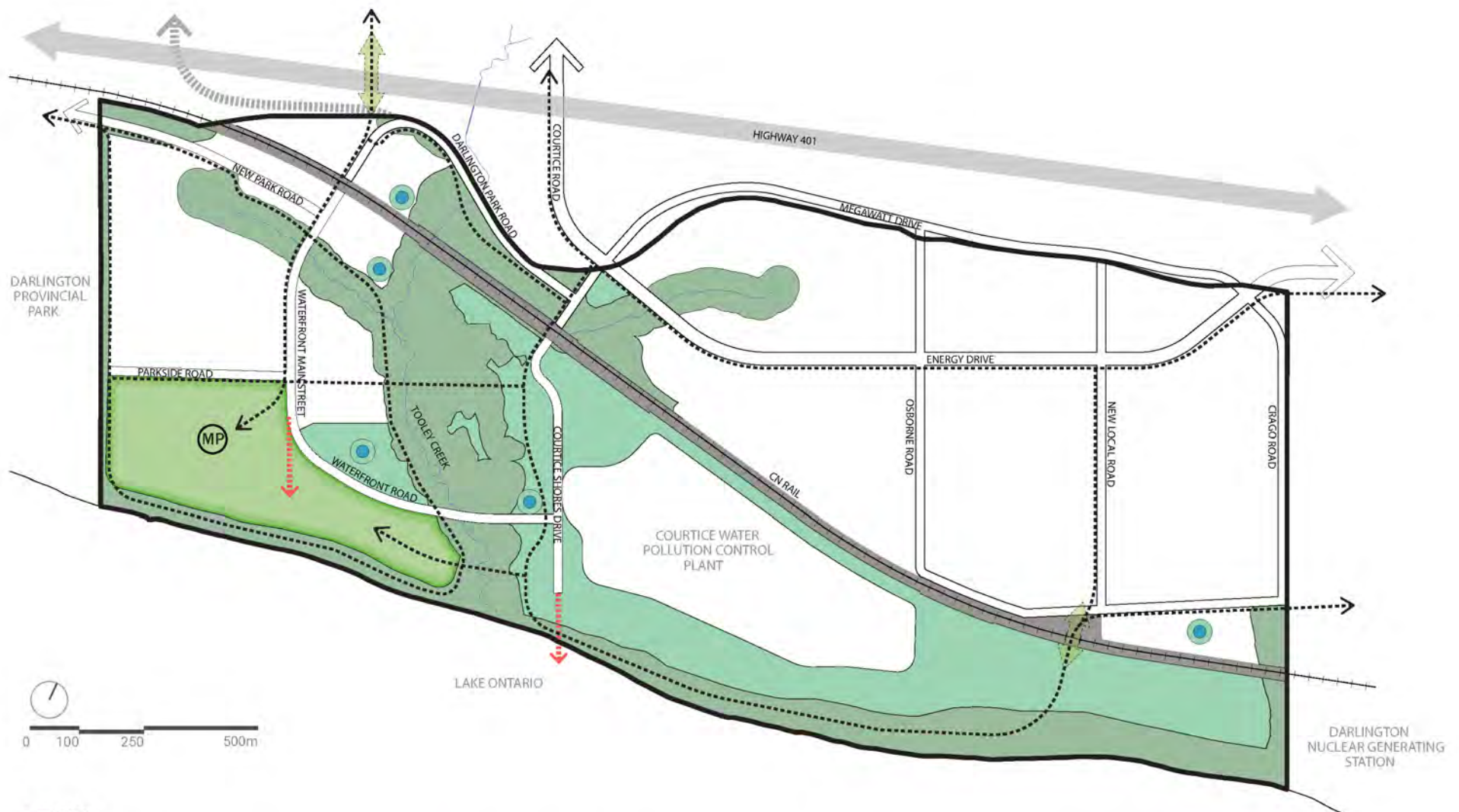
 Gateway Commercial

# Land Use Designations - Energy Park

|   | Designation         | Vision                                                                                                                | Uses                                                                                                                                                                |
|---|---------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ⦿ | Prestige Employment | High-occupancy office and industrial uses, along with ancillary commercial uses, benefitting from highway visibility. | Professional or administrative offices;<br>Research & development facilities;<br>Ancillary commercial uses.                                                         |
| ⦿ | General Employment  | High-occupancy and low-occupancy employment uses.                                                                     | Offices; Research and development facilities; Light industrial uses;<br>Warehousing and distribution facilities;<br>and, Factory retail outlets as a secondary use. |



# Draft Open Space Network



## LEGEND

- (MP) Courtice Waterfront Park
- Stormwater Management Facilities
- Environmental Protection Area
- Waterfront Greenway
- ↔ Potential Pedestrian Crossing
- ↔ Potential Trulls Road Extension
- Key View
- Active Transportation Connections \*

\*Active transportation alignments are conceptual

\*EPA boundaries are preliminary and are subject to further study.

# Urban Design and Sustainability Guidelines

- Help implement the policies of the Official Plan and Secondary Plan.
- Should be read in conjunction with the Zoning By-law and Clarington's General Architectural Design Guidelines.

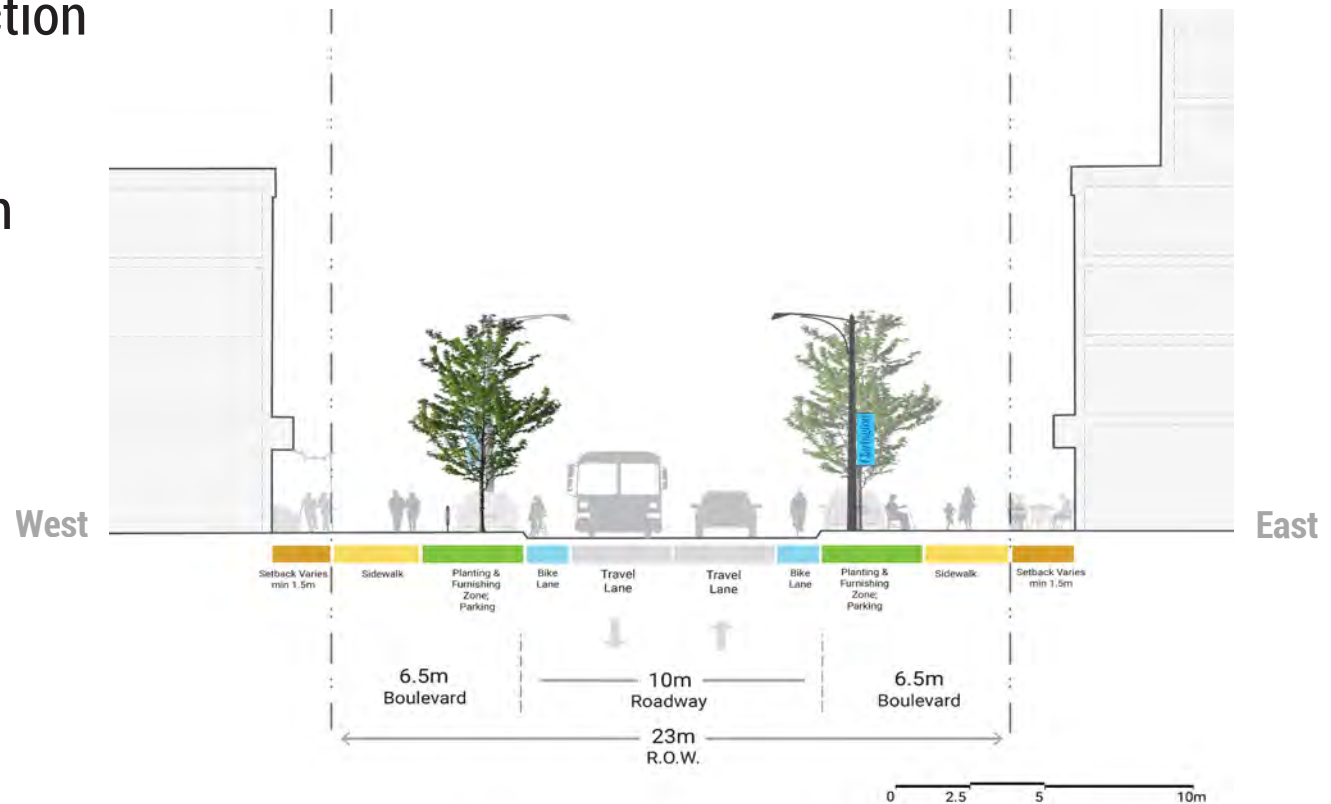


The Preferred Concept

# Urban Design and Sustainability Guidelines

The Guidelines provide direction for the following:

- Overall Community Design
- Public Realm
- Private Realm
- Green Design



Main Street Cross Section

# Comments Received to Date

- Public Comments
- Council Input
- Committee Input
- Agency Comments



# **Issues to Address**

- Floodplain Analysis
- Possible Creek Relocation
- Land Use Compatibility Study
- Ongoing MCR - Density/Housing Allocations
- Full Transportation Analysis
- Impacts on Provincial Park

## **Next Steps**

- Consider public and agency comments
- Revise the Official Plan Amendment and Secondary Plan based on feedback received
- Revise the draft Urban Design and Sustainability Guidelines based on feedback received
- Complete supporting technical documents
- Prepare Recommendation Report
- Forward to Region of Durham for Approval

A landscape photograph with a green tint. The foreground is a field of tall grass. In the middle ground, there are several trees and a line of vegetation. In the background, there is a body of water and a distant industrial facility with a tall smokestack. The sky is filled with clouds.

# THANK YOU!