

Courtice Waterfront & Energy Park Secondary Plan

Public Information Centre #3

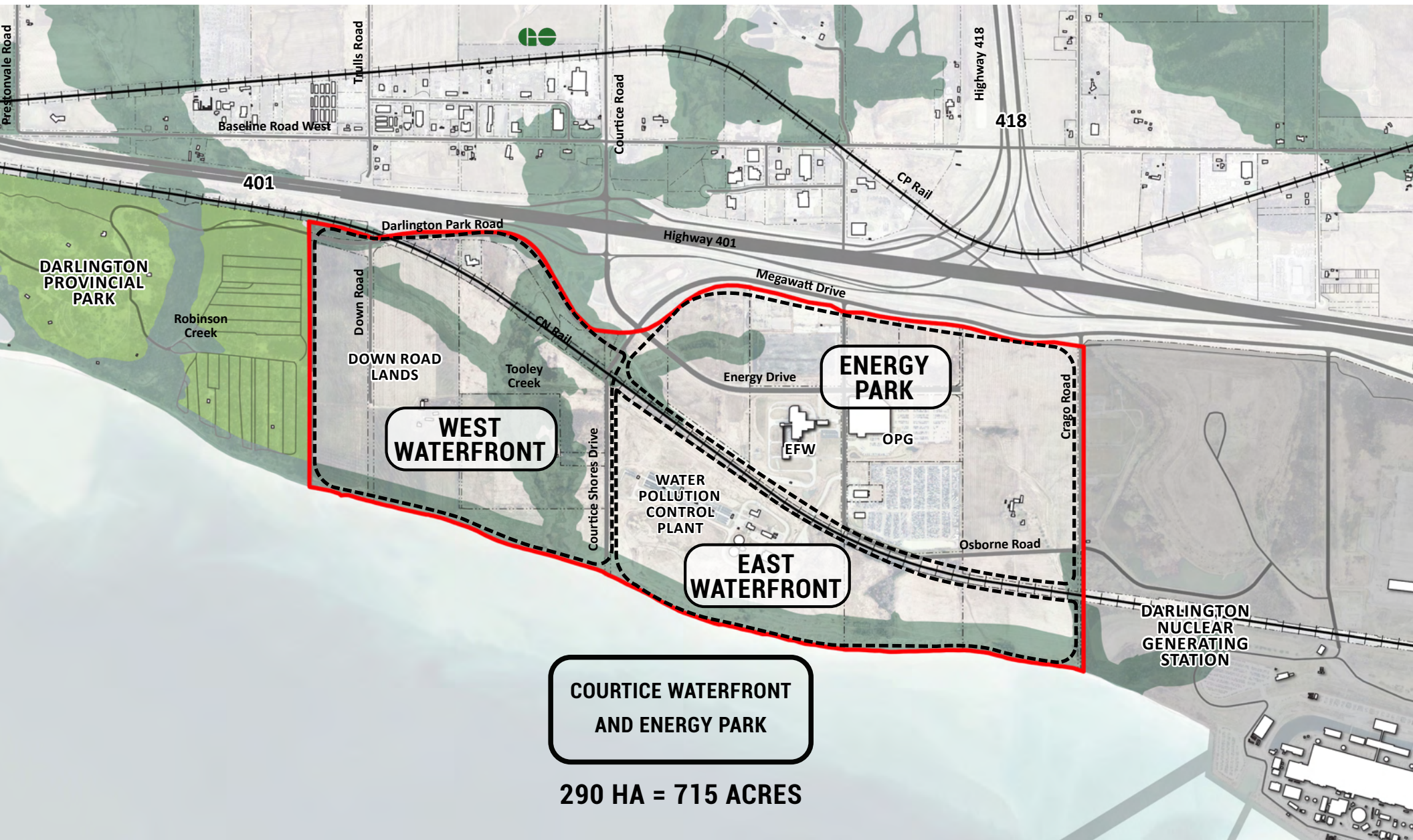
March 9 2022

Land Acknowledgement

The Municipality of Clarington is situated within the traditional and treaty territory of the Mississaugas and Chippewas of the Anishinabeg (uh-NISH-in-NAH-bek) known today as the Williams Treaties First Nations.

Our work on these lands acknowledges their resilience and their longstanding contributions to the area now known as the Municipality of Clarington.

The Courtice Waterfront and Energy Park Project Area



Our Team

Clarington Staff



Carlos Salazar
Manager,
Community Planning & Economic
Development
csalazar@clarington.net



Paul Wirch
Senior Planner,
Community Planning & Economic
Development
pwirch@clarington.net



Karen Richardson
Manager,
Development Engineering
krichardson@clarington.net

Consultants - Urban Strategies Inc.



Warren Price
Partner,
Urban Strategies Inc.



Tim Smith
Principal,
Urban Strategies Inc.



Alex Heath
Associate Planner,
Urban Strategies Inc.



Stephen Brophy
Associate Designer,
Urban Strategies Inc.



Izabela Molendowski
Urban Planner,
Urban Strategies Inc.

Purpose of Meeting

- Provide an update on the Secondary Plan process for the Waterfront and Energy Park
- Review the opportunities and constraints, and vision for the Waterfront and Energy Park

Agenda

7:00 - 7:10

Welcome

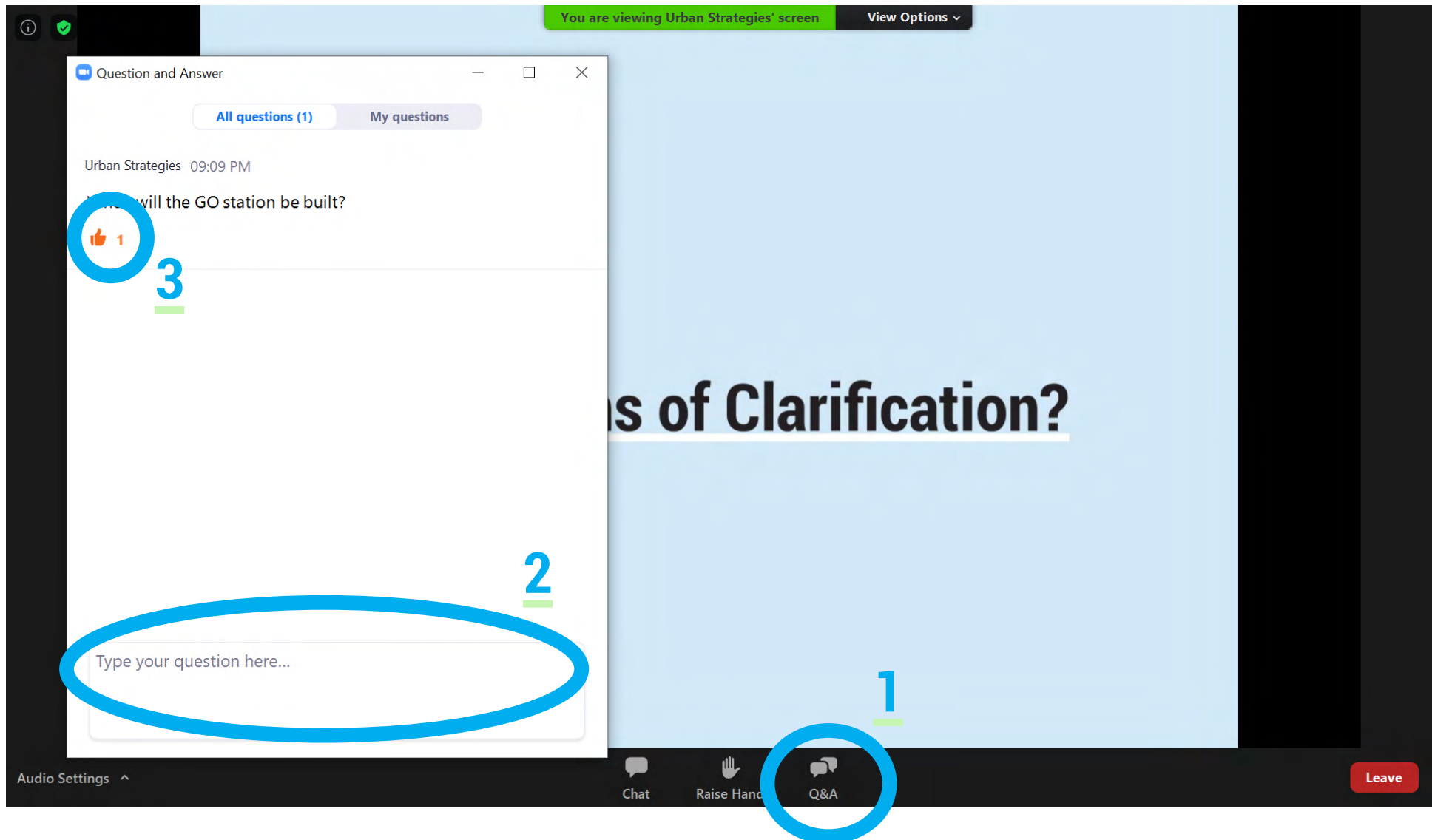
7:10 - 7:50

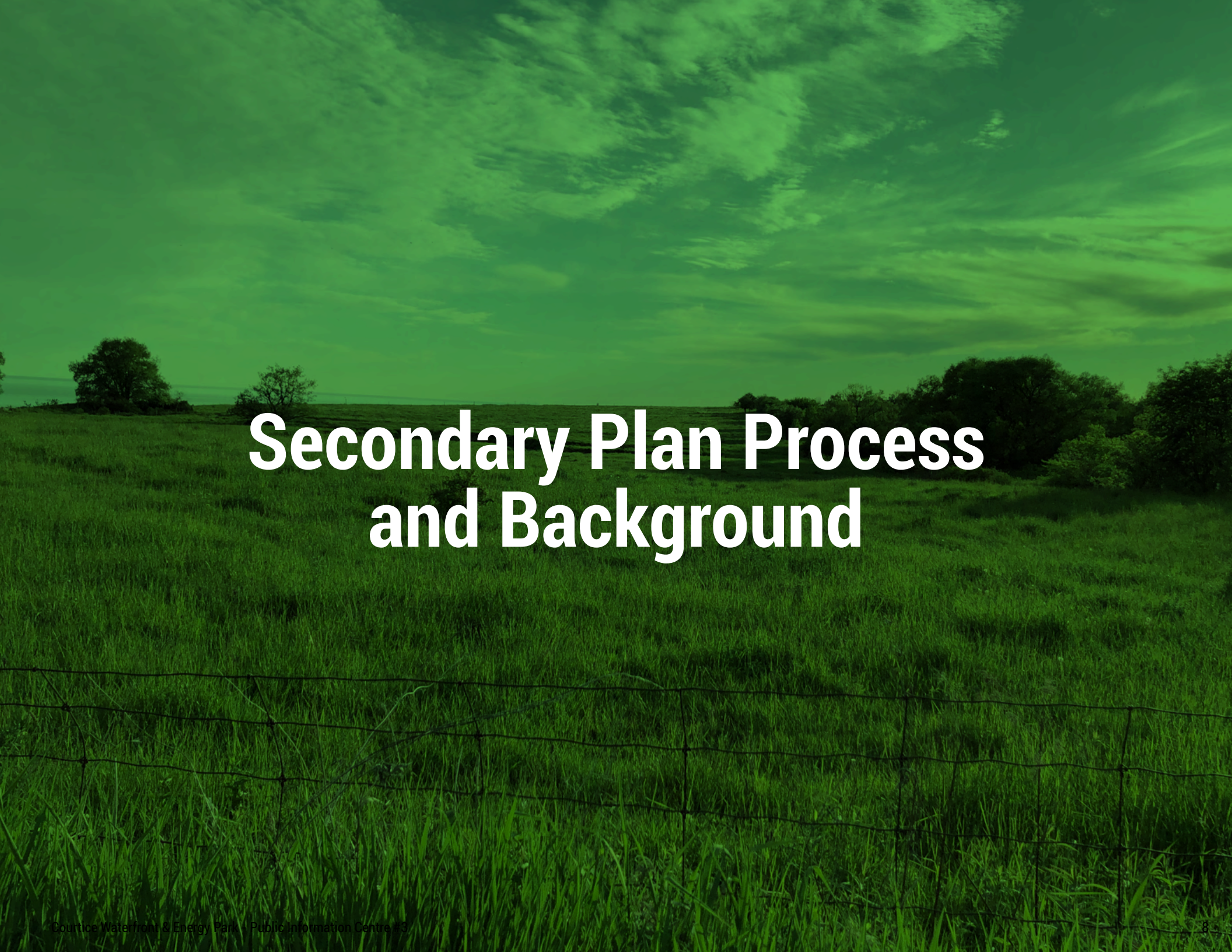
Overview Presentation

7:50 - 8:30

Q&A and Next Steps

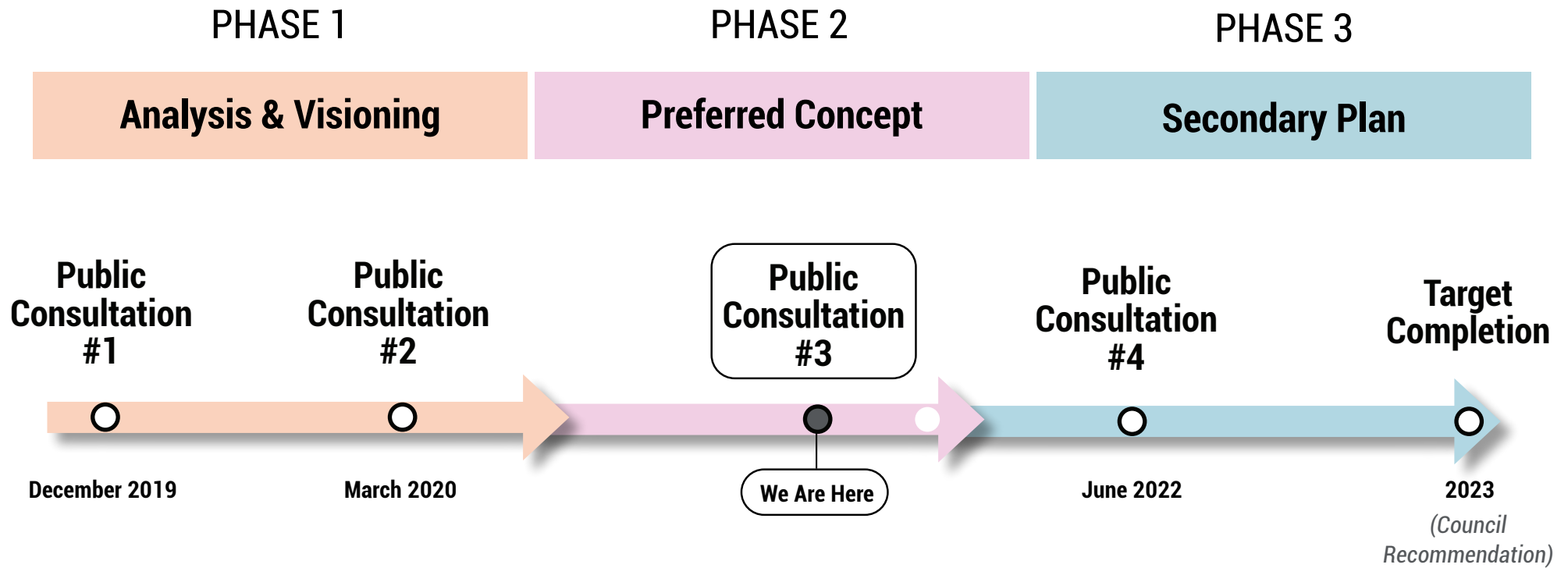
Using the Q&A Feature





Secondary Plan Process and Background

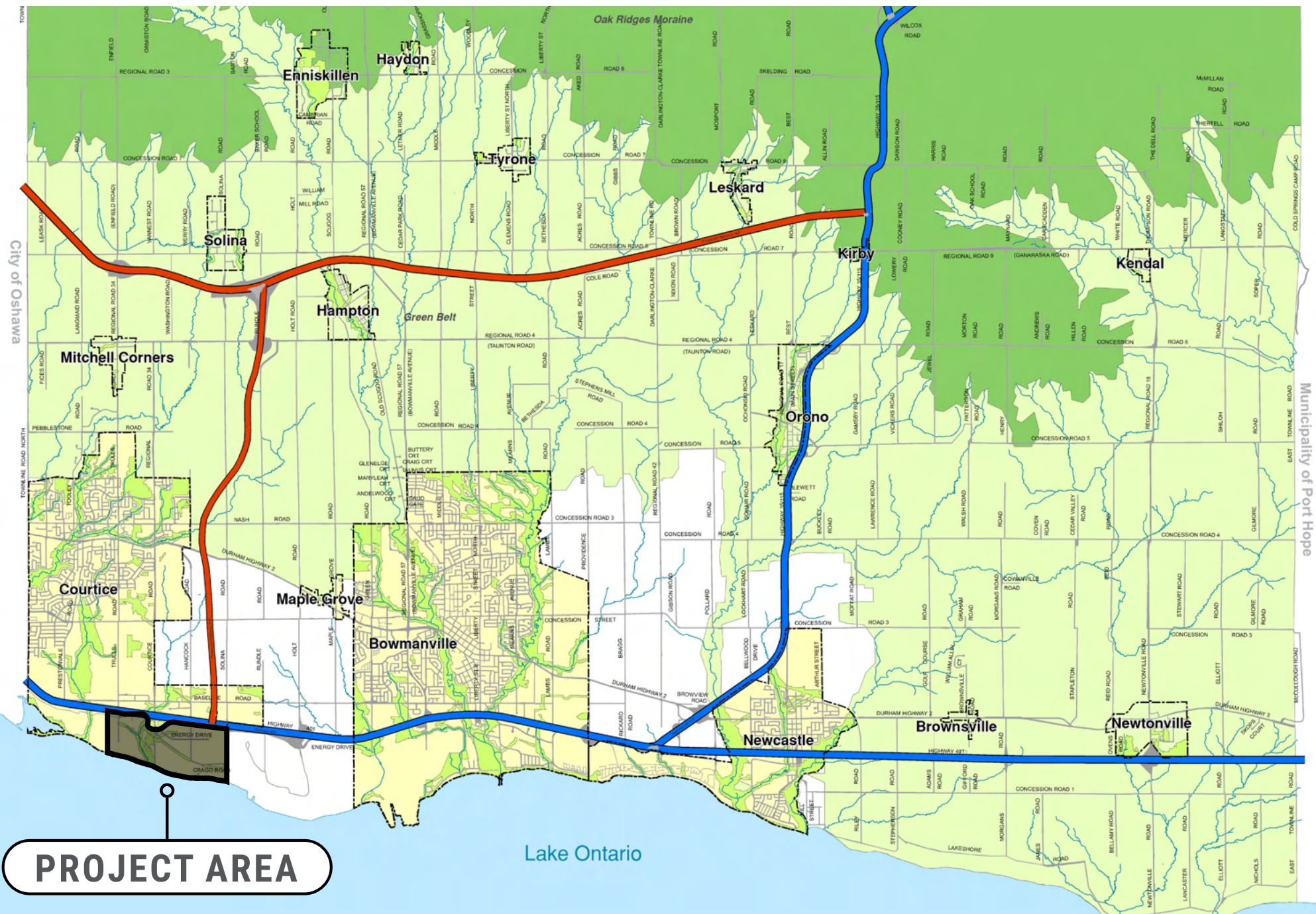
Planning Process



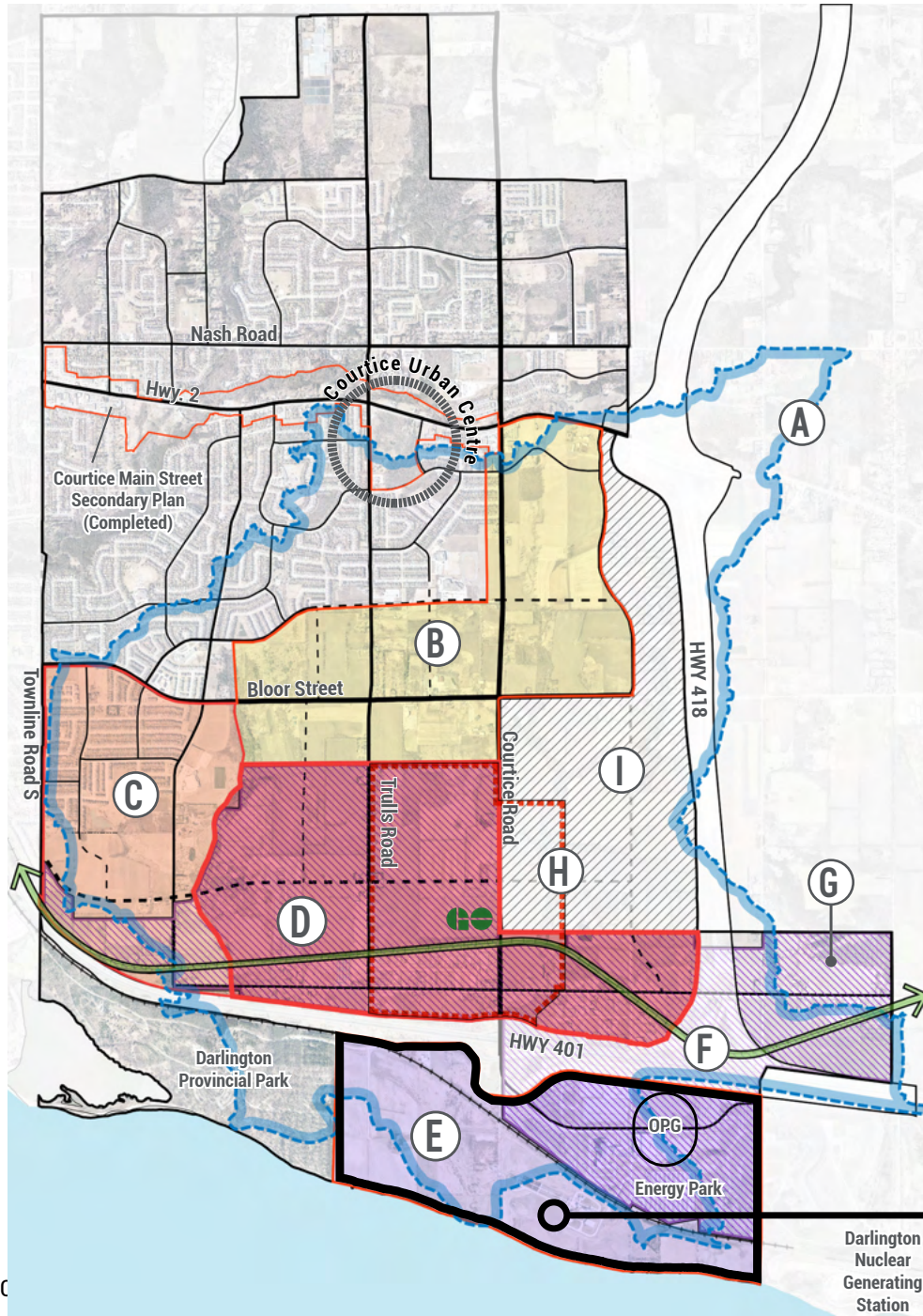
What we heard at the Visioning Workshop and through the Online Survey

- Protect the environmental integrity of the waterfront
- Add to and improve the waterfront trail network
- Provide for a mix of uses and a range of housing types
- Include uses that will make the waterfront a destination and complement the employment area
- Concern about a potential anaerobic digester

The Courtice Waterfront will be a destination within Clarington



Planning is underway for growth across South Courtice



These planning studies will 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

Council has several priorities for the Waterfront

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:

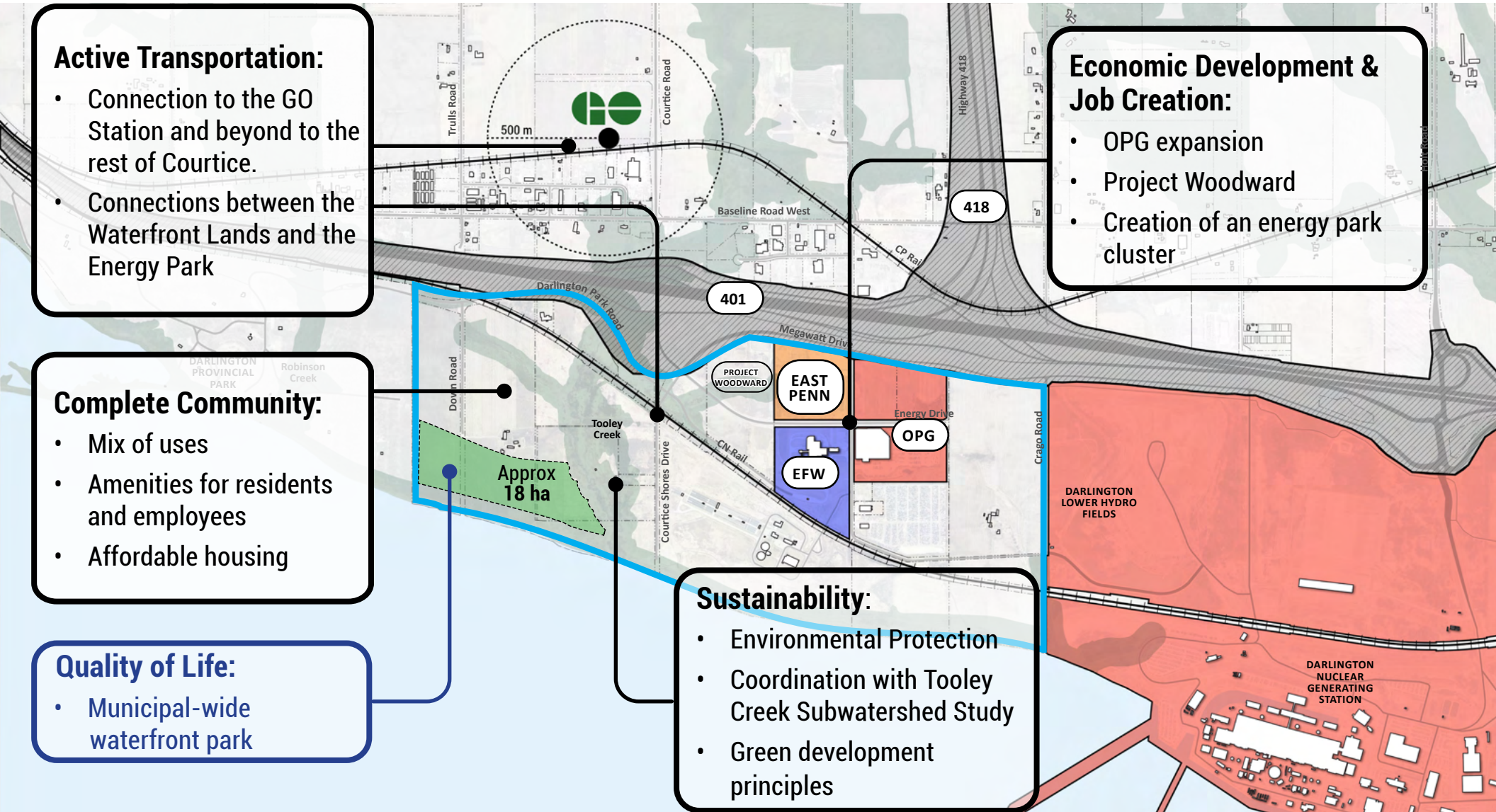
- Municipal-wide waterfront park

Economic Development & Job Creation:

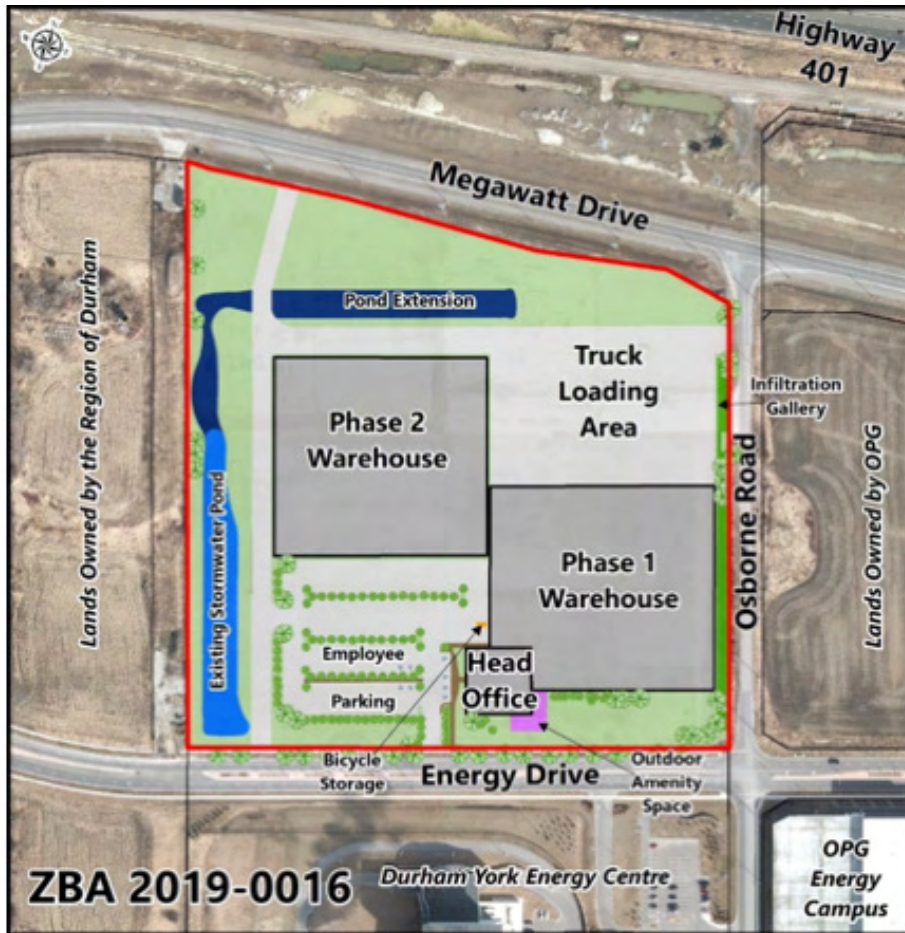
- OPG expansion
- Project Woodward
- Creation of an energy park cluster

Sustainability:

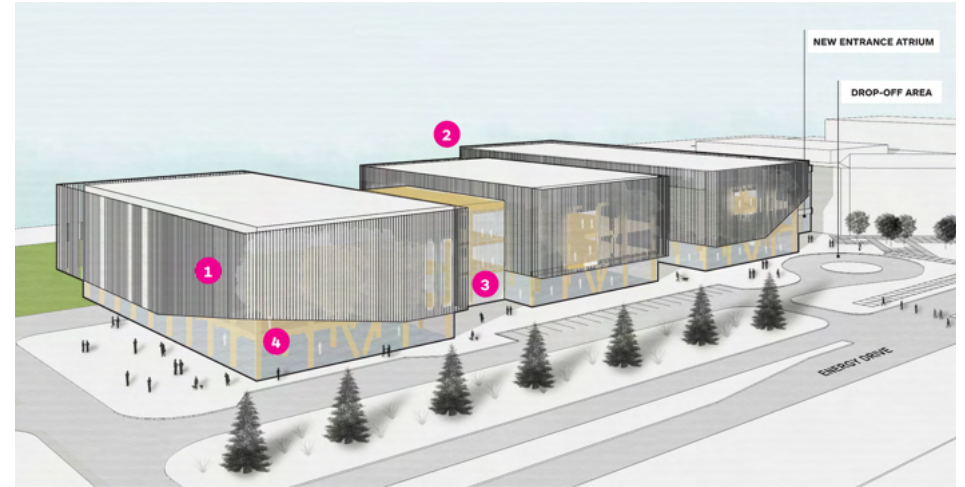
- Environmental Protection
- Coordination with Tooley Creek Subwatershed Study
- Green development principles



New businesses are coming to the Energy Park



The new OPG headquarters will bring a significant number of jobs



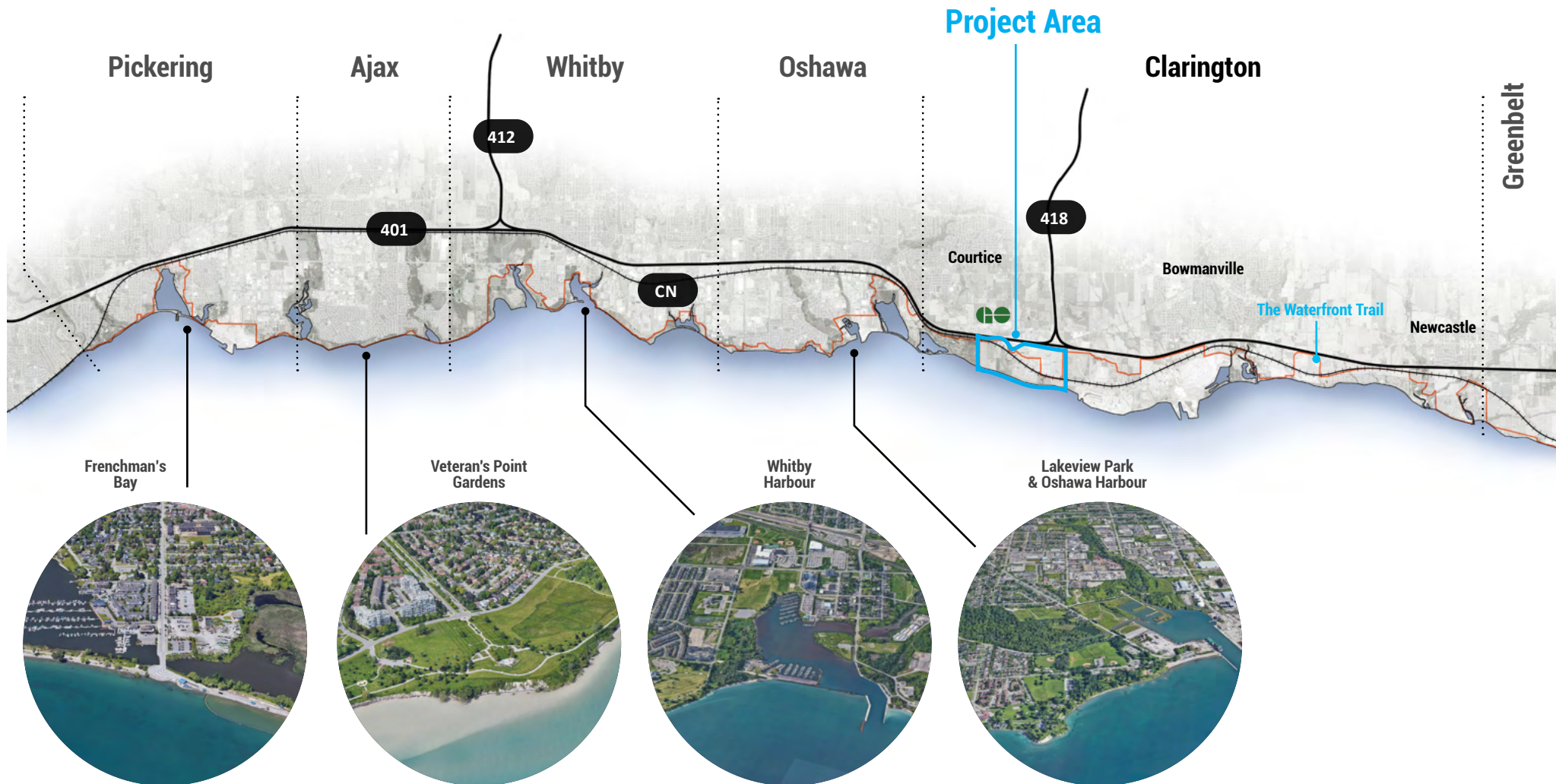
The Region is planning for new employment and other uses on their lands



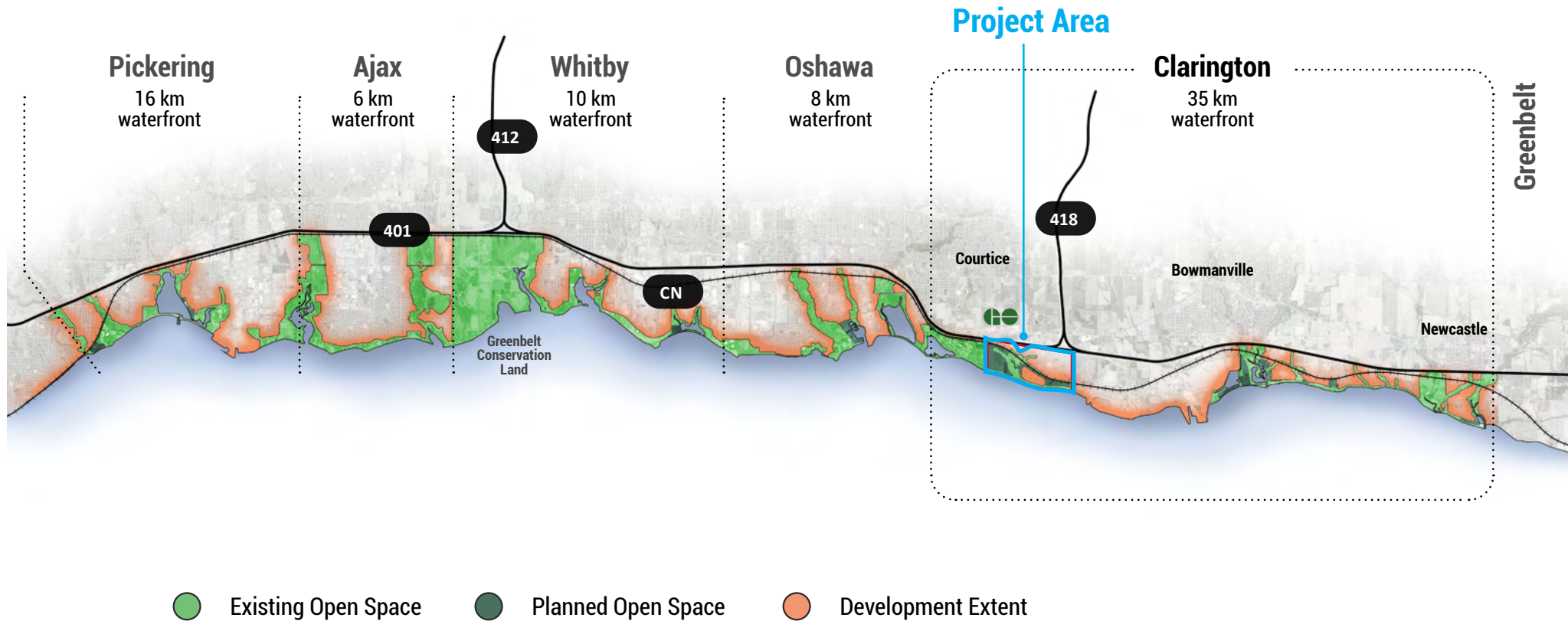
A photograph of a stone archway, likely a tunnel entrance, with a height sign above it. The sign is yellow with black text and a downward arrow, indicating a height of 3.8 m. The archway is made of large, dark stone blocks. The interior of the archway is dark, and a road leads into it. The background shows a grassy hillside.

Opportunities and Constraints

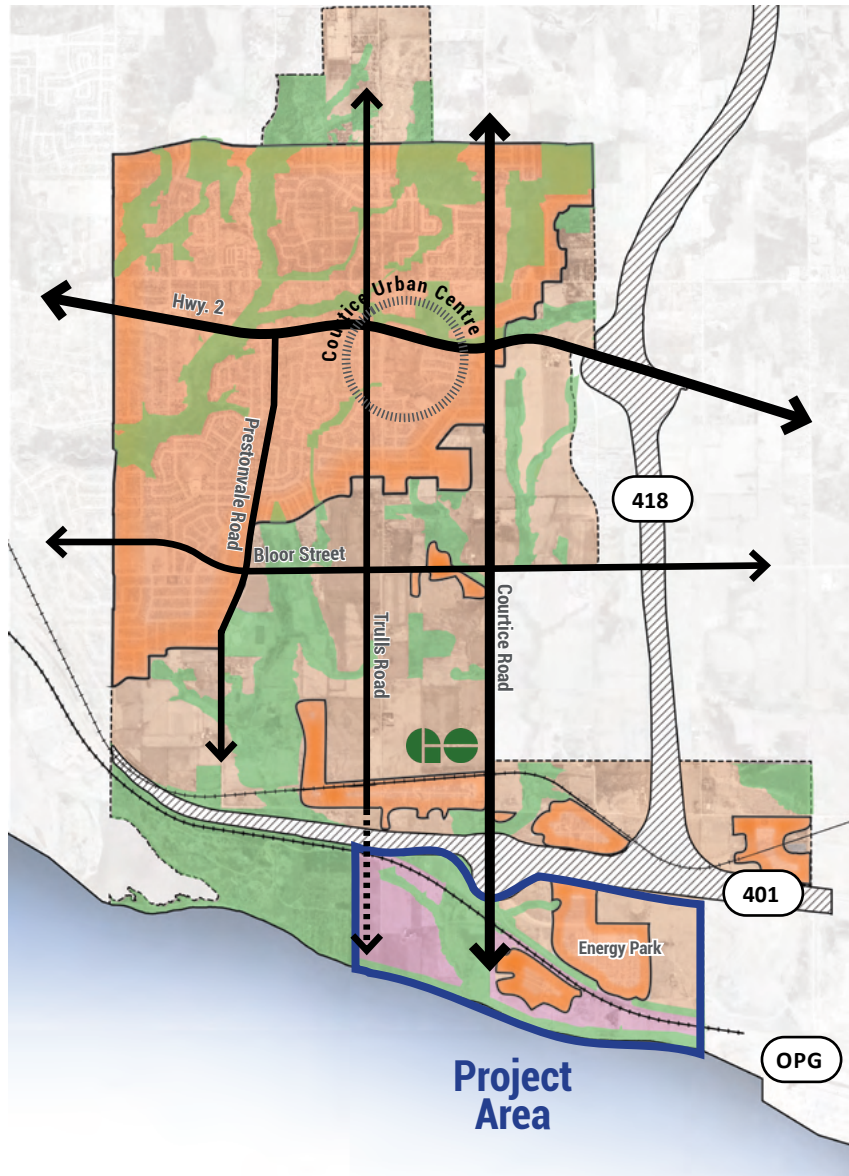
Other Durham municipalities have well-established waterfront destinations



Clarington has the longest waterfront, but proportionately, the least waterfront open space



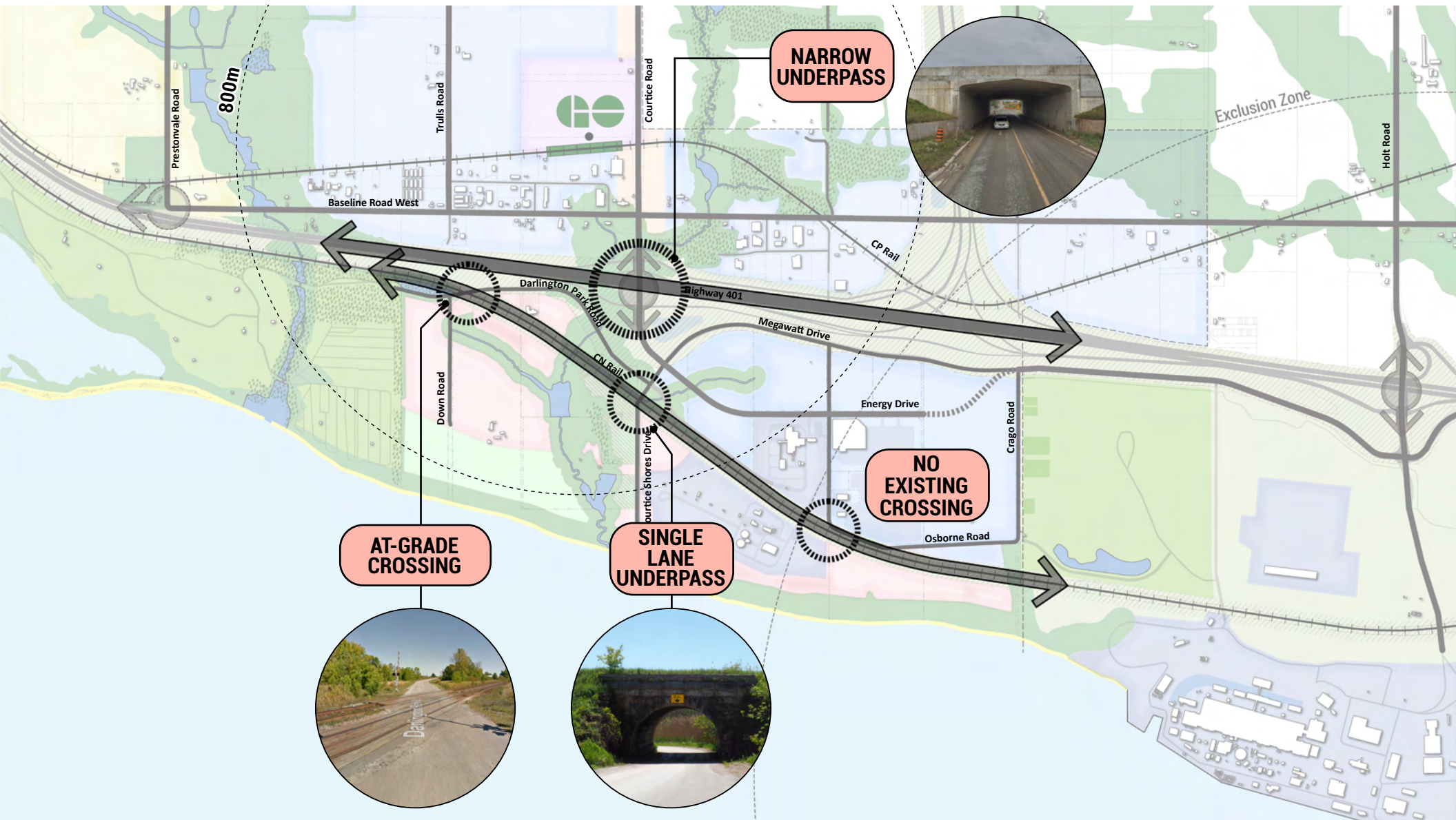
There is a need to connect Courtice to its waterfront, but the 401 and rail corridors present challenges



There are opportunities to enhance / extend:

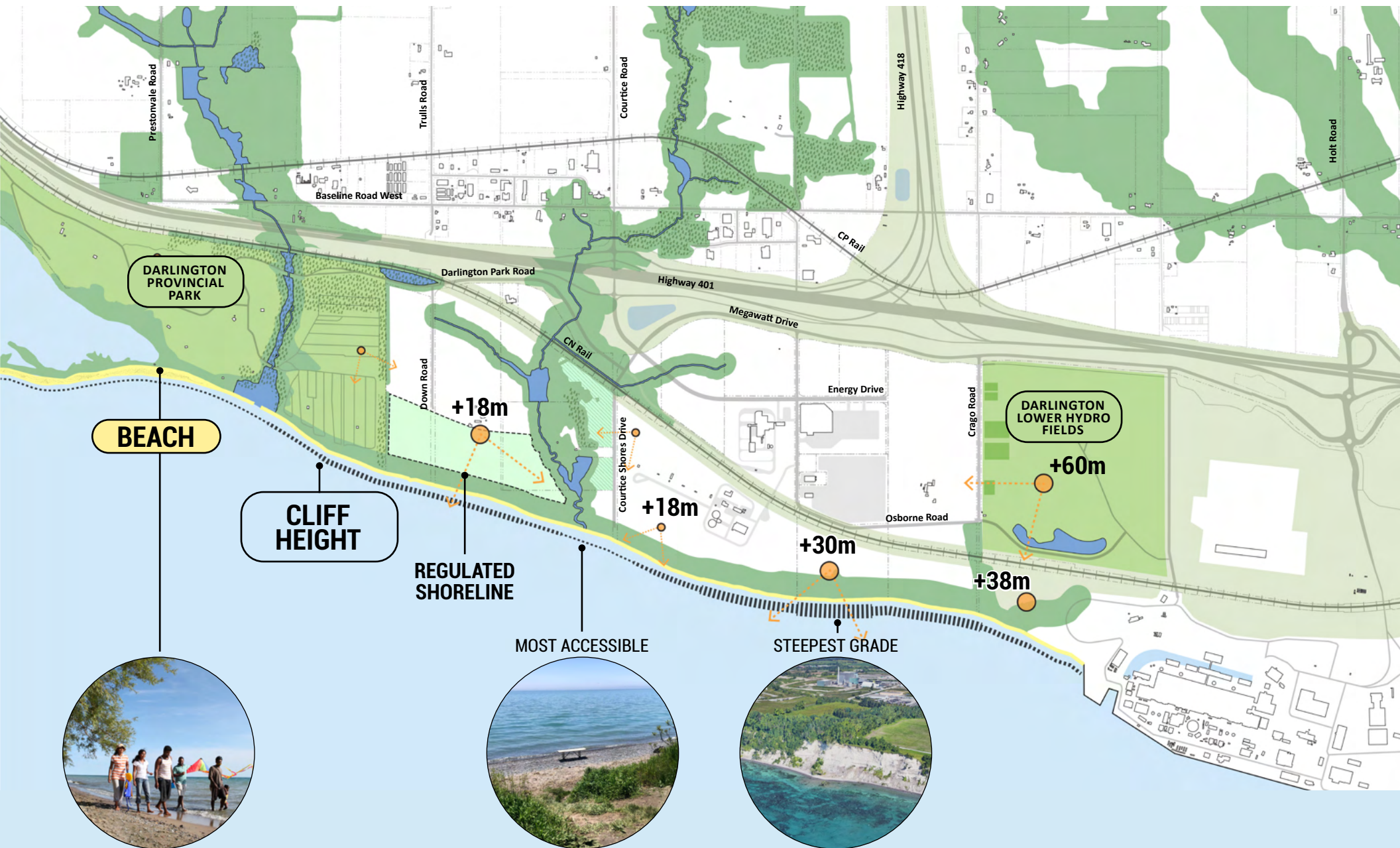
- Robinson & Tooley Creeks
- Courtice Road

North-south connectivity is the biggest constraint



Courtice Road south of the 401 will already be over capacity by 2031.

Natural heritage and topography define the setting



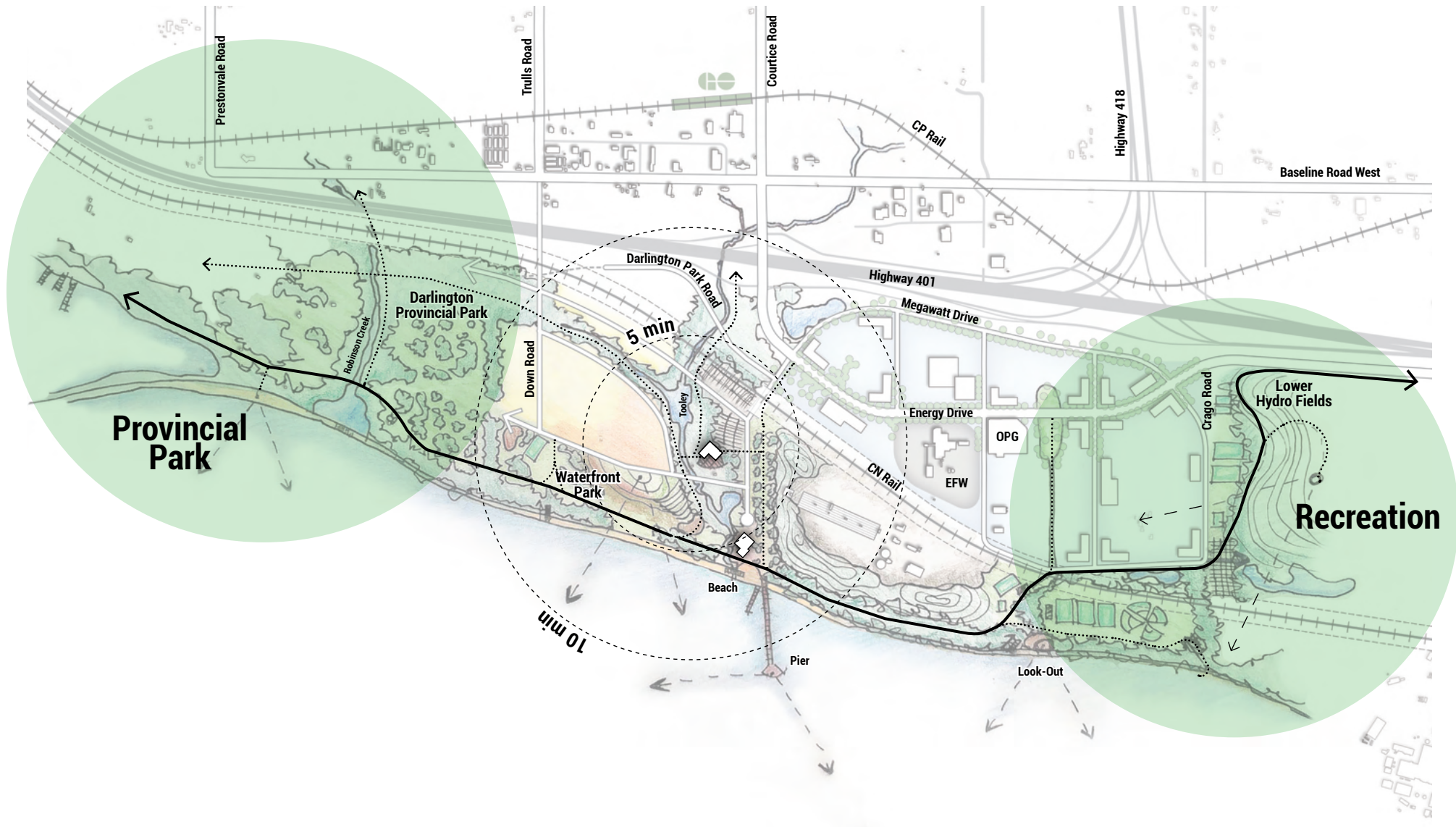
A photograph of a dirt path leading through tall grass to a body of water under a cloudy sky. The path is in the foreground, leading towards the horizon. The grass is tall and green. The water is calm and blue. The sky is blue with some clouds. The text "The Vision" is overlaid in the center of the image.

The Vision

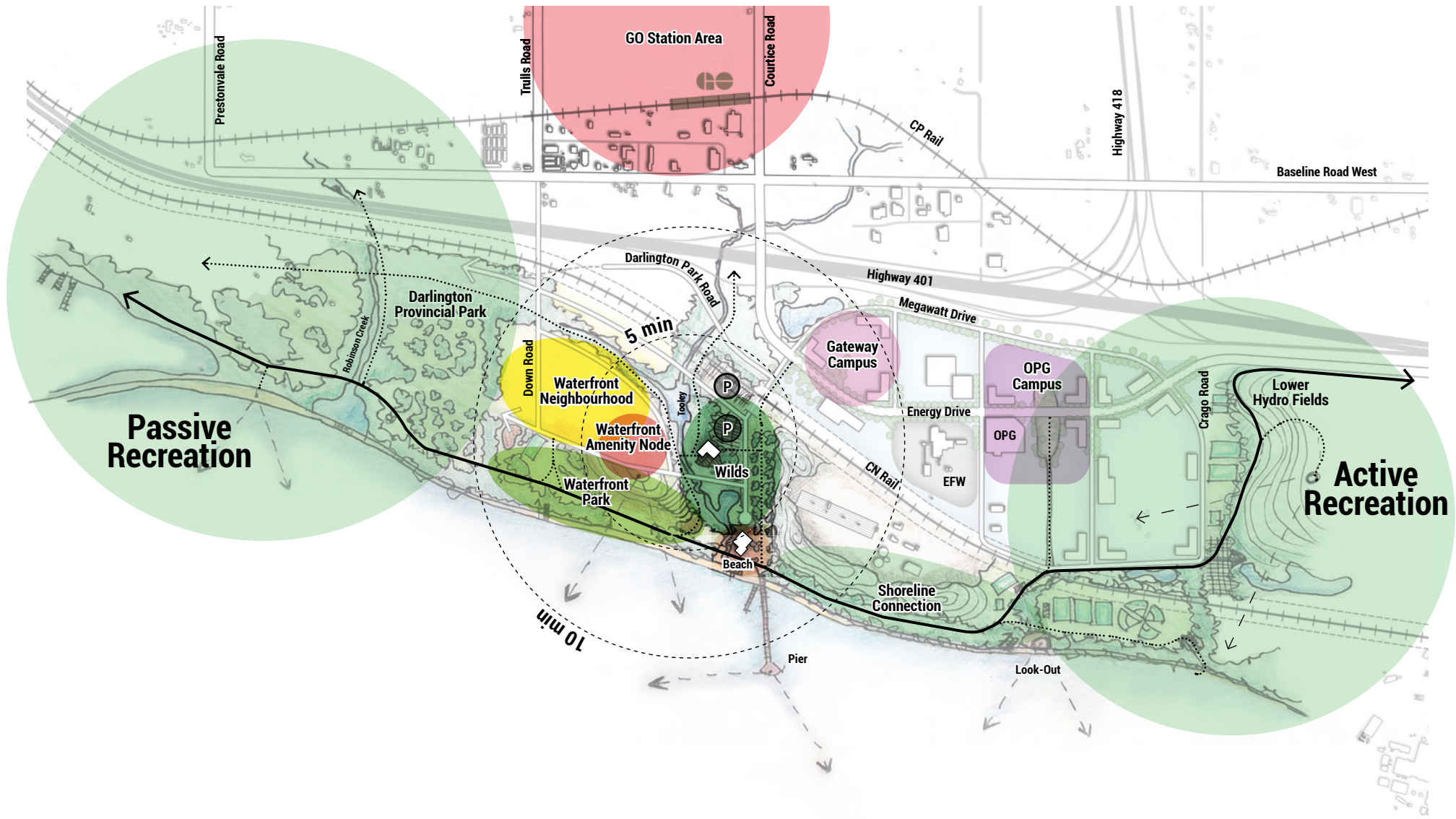
Vision for the Courtice Waterfront & Energy Park

- **Develop the West Waterfront and Energy Park as distinct, yet linked places.**
- **Reinforce Clarington as a unique community in which people live, work and play.**
- **Comprise a large municipal waterfront park, a residential neighbourhood, commercial destination amenities, office and prestige industrial buildings, and vital regional infrastructure.**
- **Be tied together with a network of environmental features, public open spaces, streets and trails.**

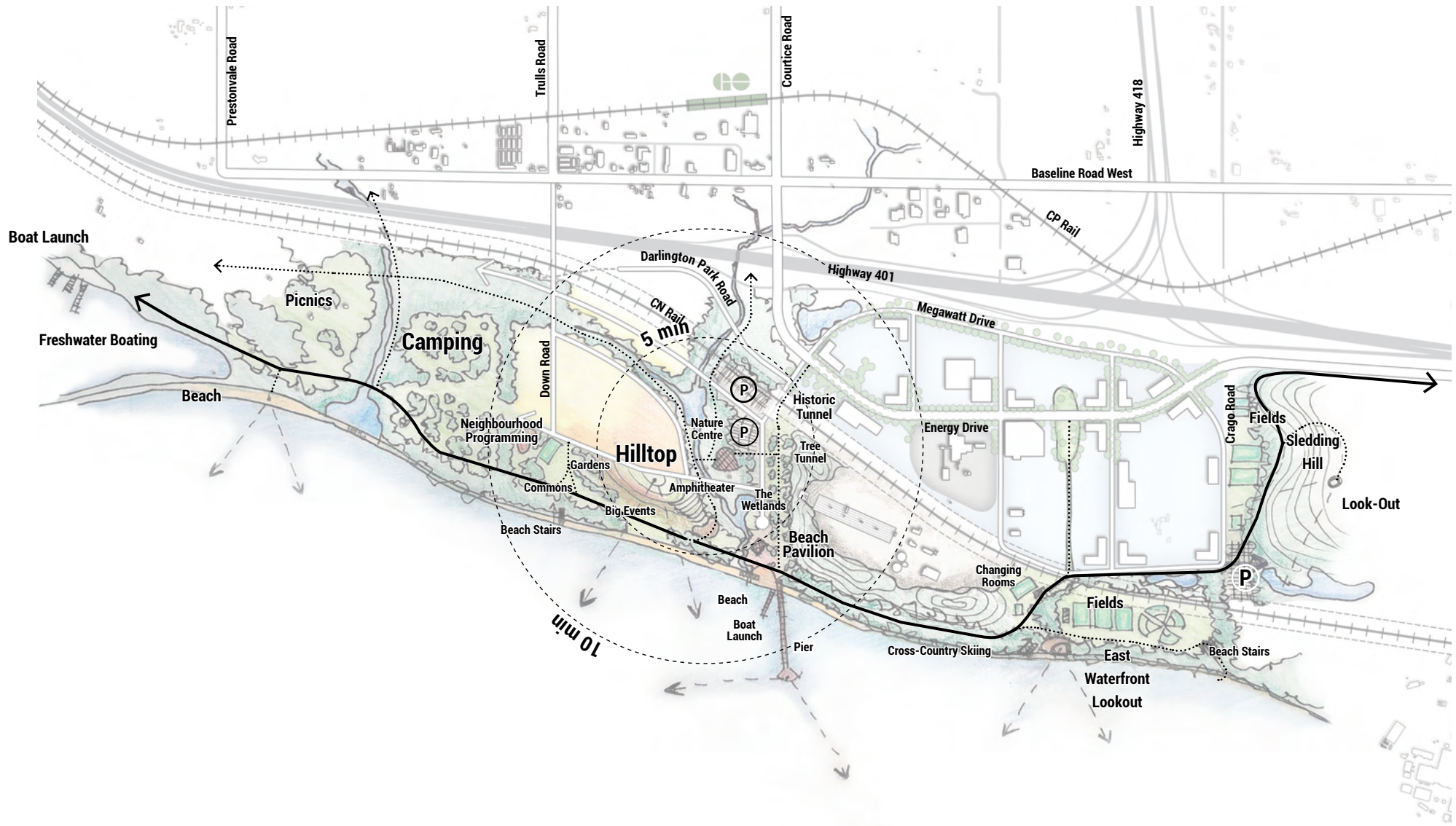
The Waterfront is anchored by Darlington Provincial Park in the west and the Lower Hydro Fields in the east



The open space framework includes parkland and natural areas with varying characters



There are opportunities for a wide range of open space programming



Three land use concepts for the West Waterfront were developed and evaluated

		1	2	3
Conservation				
1	Reasonably minimize the number of infrastructure crossings over the Tooley Creek and other ecologically sensitive areas.	X	✓	X
2	Locate stormwater management facilities to protect and complement natural features.	✓	X	✓
Diversity				
3	Accommodate a mix of housing types within an interconnected pattern of streets and blocks.	✓ ✓ ✓	✓ ✓ ✓	✓
4	Accommodate a range of park facilities and other amenities.	✓ ✓ ✓	✓ ✓ ✓	✓
Accessibility				
5	Provide multiple road connections to the waterfront.	X	✓ ✓ ✓	✓
6	Provide for direct pedestrian connections between the Courtice GO Station and the waterfront.	✓	✓ ✓ ✓	✓
Place-Making				
7	Protect views and vistas to the lake from high points.	✓ ✓ ✓	✓ ✓	✓

X

Does not meet criteria

✓

Good

✓ ✓

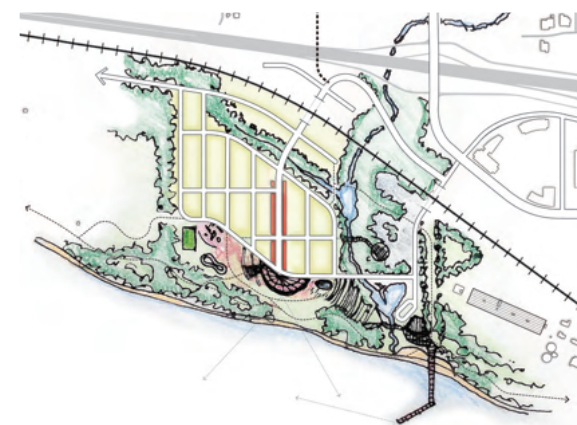
Better

✓ ✓ ✓

Best



1 - THE BOARDWALK OPTION



2 - THE MAIN STREET OPTION

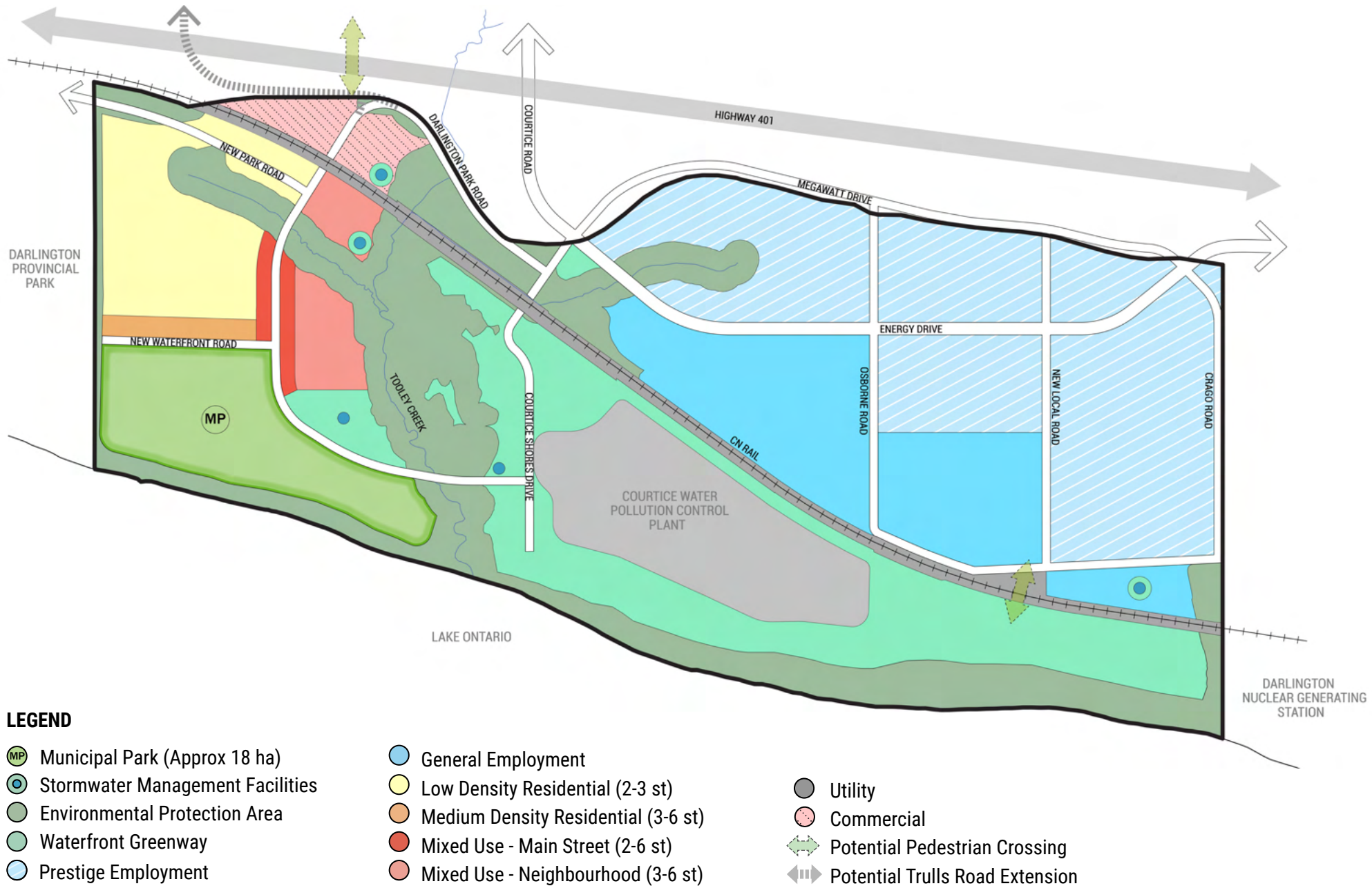


3 - THE VILLAGE OPTION

The Preferred Concept



Draft Land Use Plan



*EP boundaries are preliminary and are subject to further field work by SWS.

Mixed Use - Main Street

Vision: Low-rise buildings framing the streetscape with active ground floor uses.

Grade-related retail and other active uses will be required along the realigned Down Road.



Average Density: 70 units / ha

Height Range: 2-6 storeys



Port Credit, Mississauga

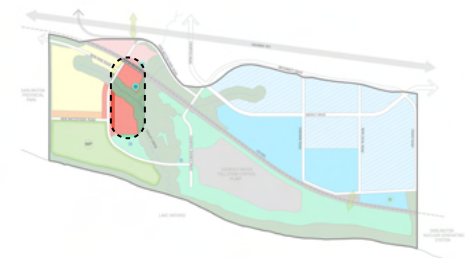


Liverpool Road, Pickering Waterfront

● Mixed Use - Main Street



Mixed Use - Neighbourhood



Vision: A range of low and mid-rise residential buildings and potential destination commercial uses.

Average Density: 70 units / ha

Height Range: 3-6 storeys

Opportunities for development to address adjacent natural heritage features will be encouraged.

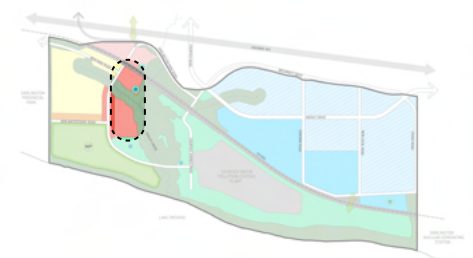


Port Credit, Mississauga



Wayne Gretzky Estates, Niagara-on-the Lake

Mixed Use - Neighbourhood



● Medium Density Residential



Vision: Mix of low to mid-rise apartment buildings, and/or townhouses facing the new Waterfront Park.

Maximum setbacks from the proposed Waterfront Road will be established and driveways and parking will be located within the side or rear yard.

Minimum Density: 50 units / ha

Average Density: 60 units / ha

Height Range: 3-6 storeys



New Amherst, Cobourg



Whitby Harbourside



Medium Density Residential



Low Density Area

Vision: Mix of detached, semi-detached and town houses on a grid of local streets.

The impacts of driveways and front garages will be minimized. Parking accessed from rear laneways will be encouraged.



Minimum Density: 25 units / ha

Average Density: 35 units / ha

Height Range: 2-3 storeys



Southwest Courtice



Oak Park, Oakville



Low Density Area





Commercial



Vision: Variety of commercial and retail uses serving the Energy Park and travelling public.

Maximum setbacks will be established to encourage street-related development that helps frame the primary entrance to the Courtice Waterfront.





Commercial

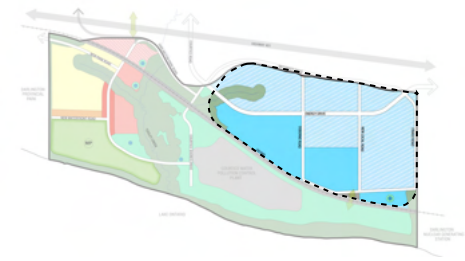


Prestige Employment

Vision: Office and other higher-density employment uses with a focus on innovative energy and environmental businesses. Ancillary commercial uses will be permitted to provide amenity to employees.

General Employment

Vision: Light industrial uses with a focus on innovative energy and environmental businesses. Low job density, land-extensive employment uses will be prohibited.





Prestige Employment



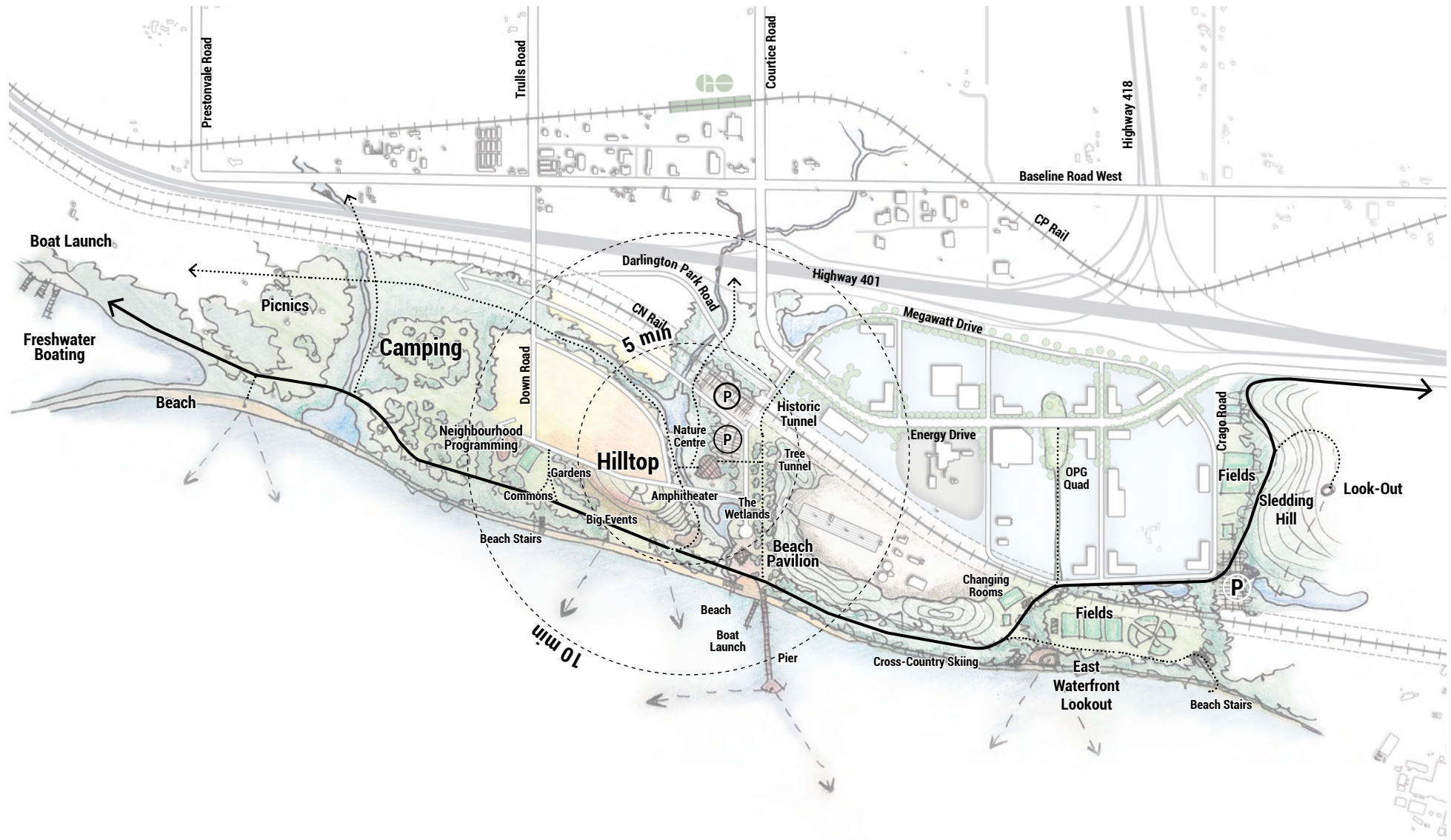
General Employment





Developing a Conceptual Master Plan for the Municipal-Wide Park

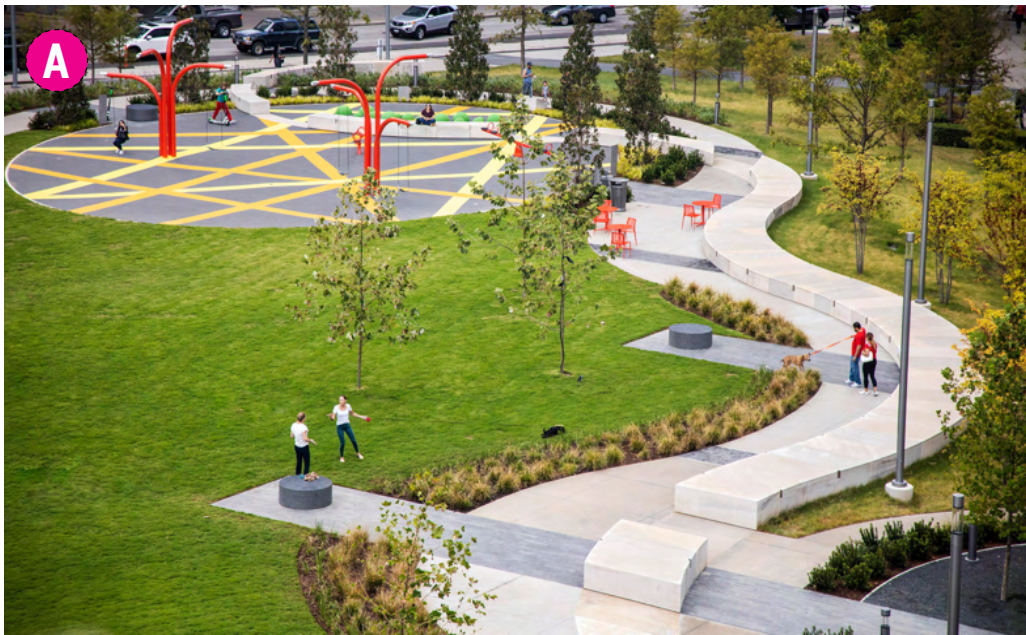
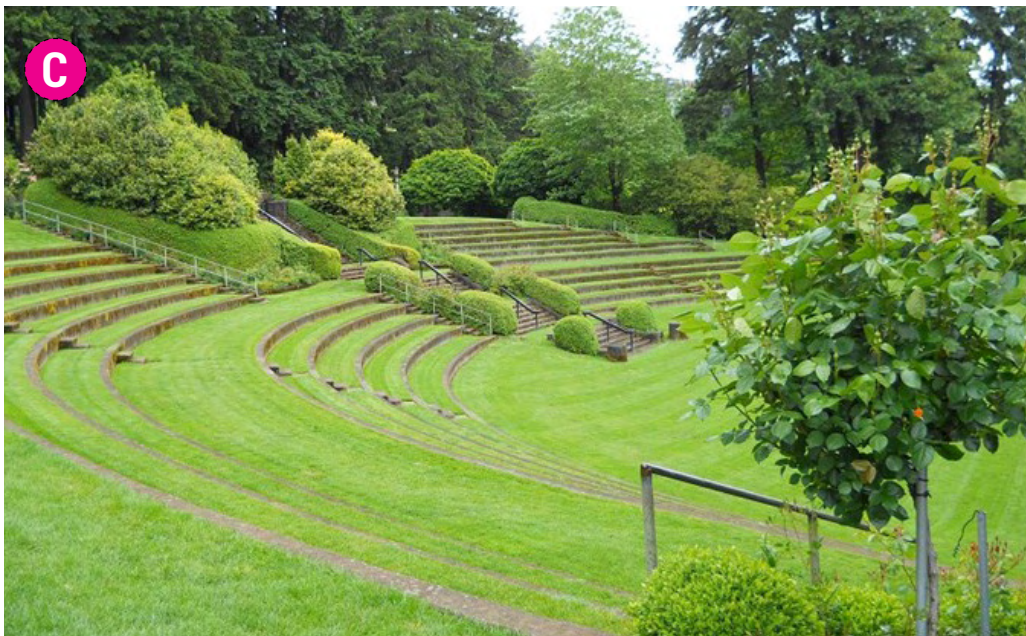
The park will be a significant addition to the waterfront, providing opportunities for a range of amenities



What we heard about the Municipal-Wide Park

- Provide access to the water's edge
- Integrate the park with surrounding natural areas
- Include amenities within the park
- Create a year-round park with opportunities for wintertime activities

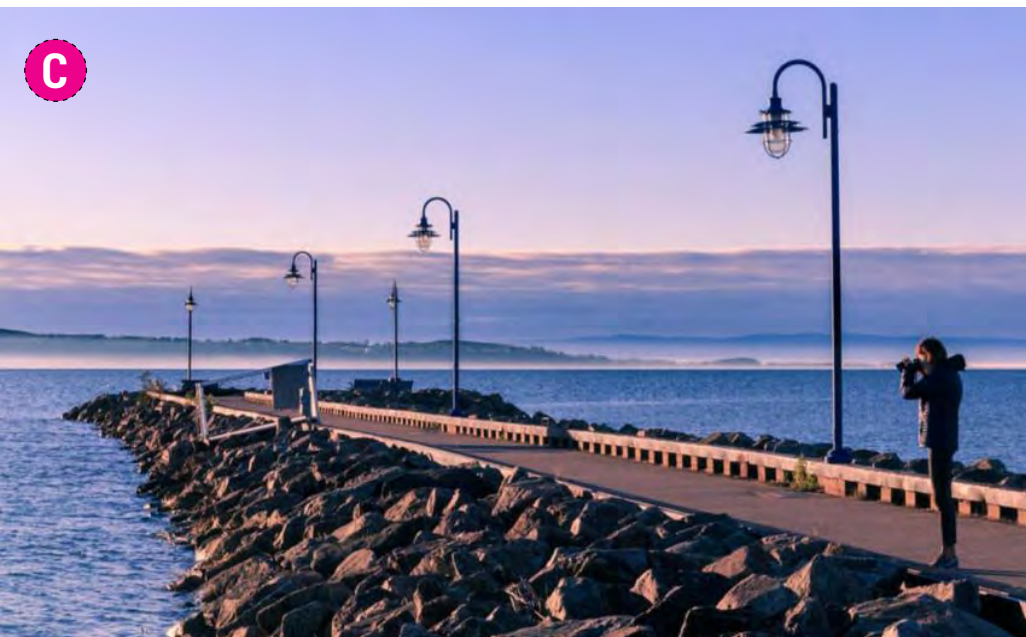
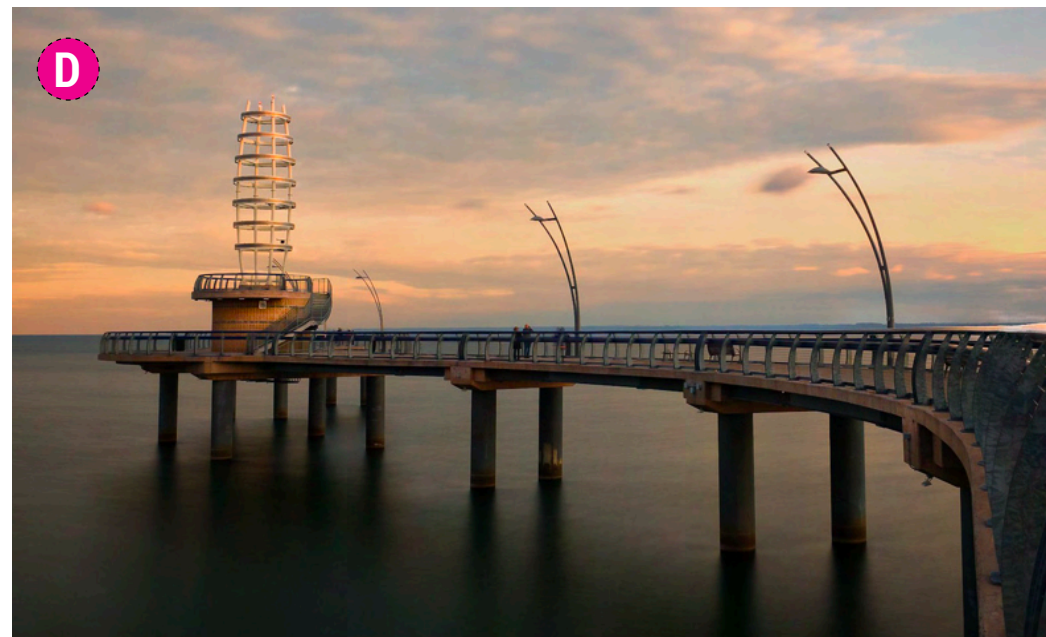
Potential Gathering Spaces and Other Amenities



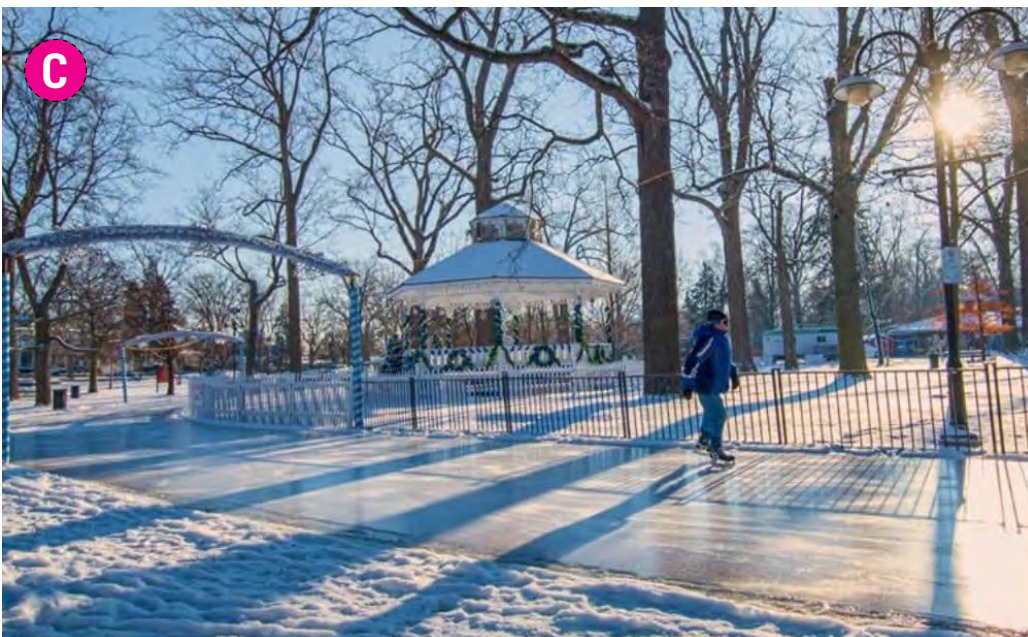
Potential Recreation Facilities



Potential Water-Based Activities



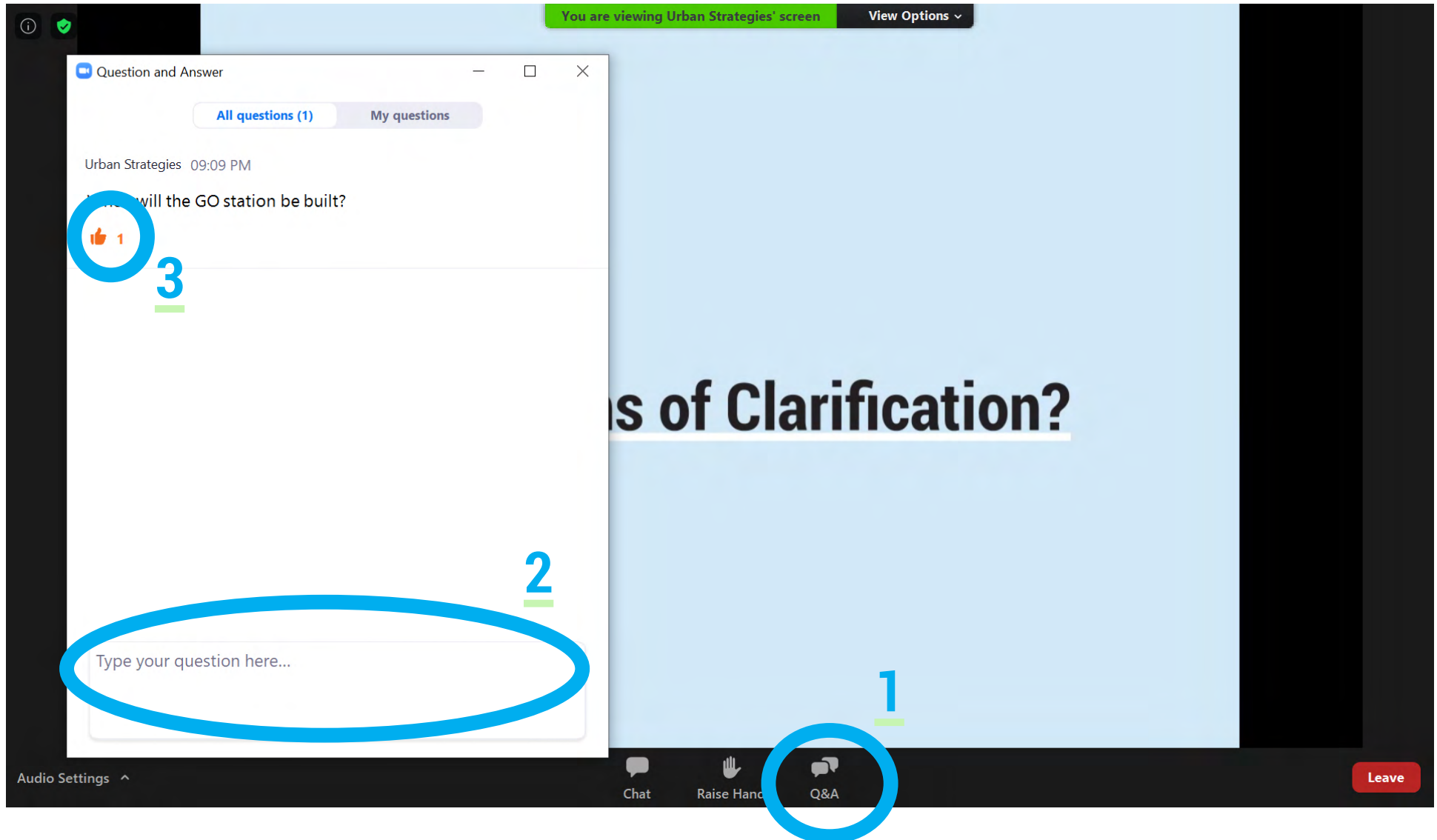
Potential Winter Activities



A scenic photograph of a paved path leading towards a body of water under a cloudy sky. On the left, a yellow warning sign is posted. The path is bordered by grass and small trees. The text "Q&A and Next Steps" is overlaid in the center.

Q&A and Next Steps

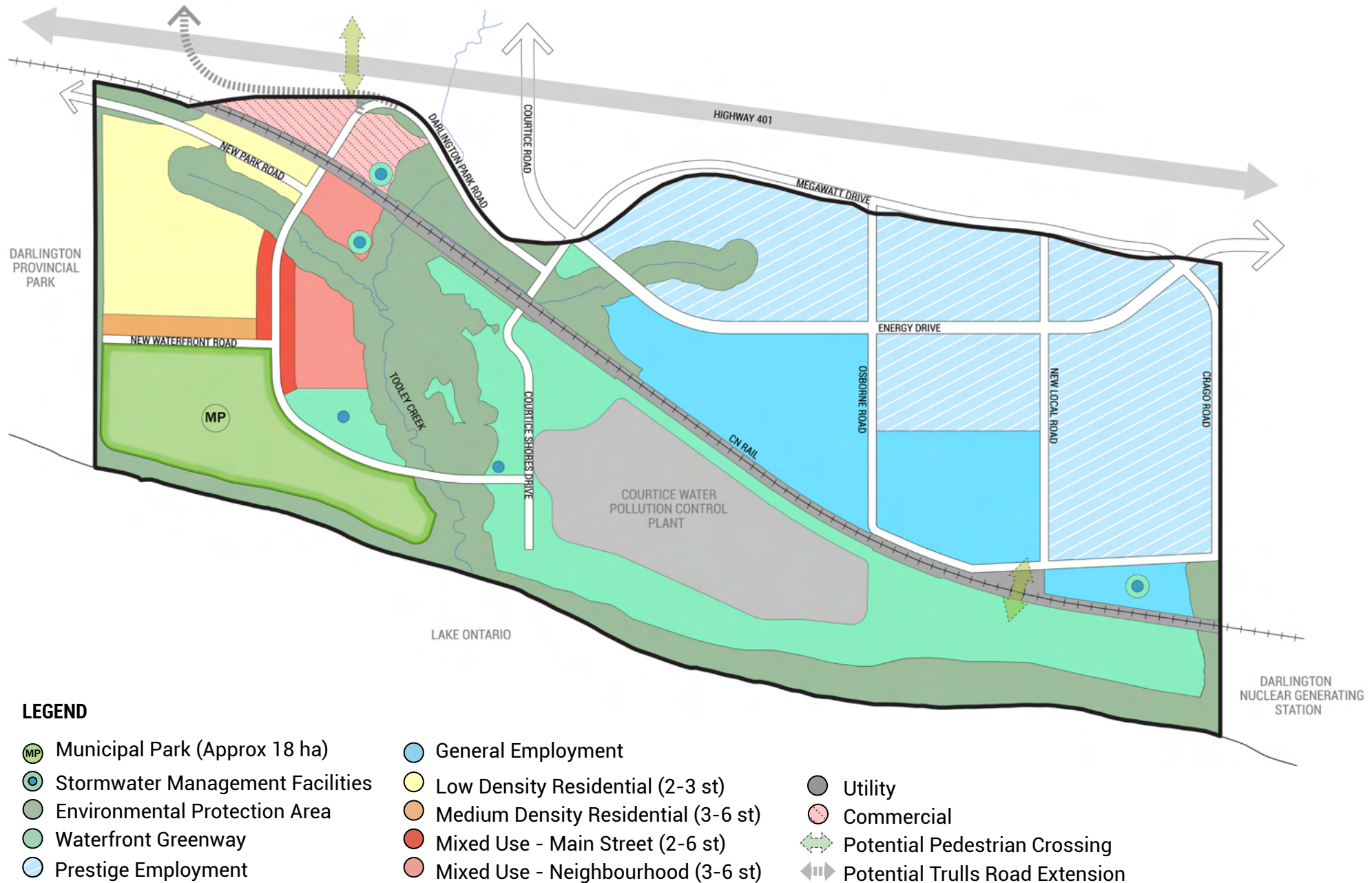
Using the Q&A Feature



Tell Us What You Think

- **Do you have any suggested refinements to the draft land use plan (e.g. location of roads, location of land uses, other land uses we should consider)?**
- **What types of commercial uses would attract you to the waterfront?**
- **As we begin developing the conceptual master plan for the municipal-wide park, what are your top three priorities?**

Draft Land Use Plan



*EP boundaries are preliminary and are subject to further field work by SWS.

The Preferred Concept



Next Steps

- **Technical analysis of draft land use plan (transportation, environmental, and compatibility)**
- **Prepare Phase 2 Report documenting development of draft land use plan**
- **Prepare Draft Secondary Plan and Urban Design Guidelines**

The background image is a landscape photograph with a green color overlay. It shows a grassy field in the foreground, a line of trees in the middle ground, and a distant industrial facility with a tall smokestack on the horizon under a cloudy sky.

THANK YOU!