

WELCOME

PUBLIC MEETING #1

COURTICE WATERFRONT STUDY & ENERGY PARK SECONDARY PLAN UPDATE

This project will provide a vision for the future of this part of Courtice, as well as policies for permitted land uses, protection of natural heritage, planned mobility networks, sustainability and future built form.



Looking west at natural area from Courtice Shores Road.



Looking east on Energy Drive at the EFW and the Darlington Energy Complex.



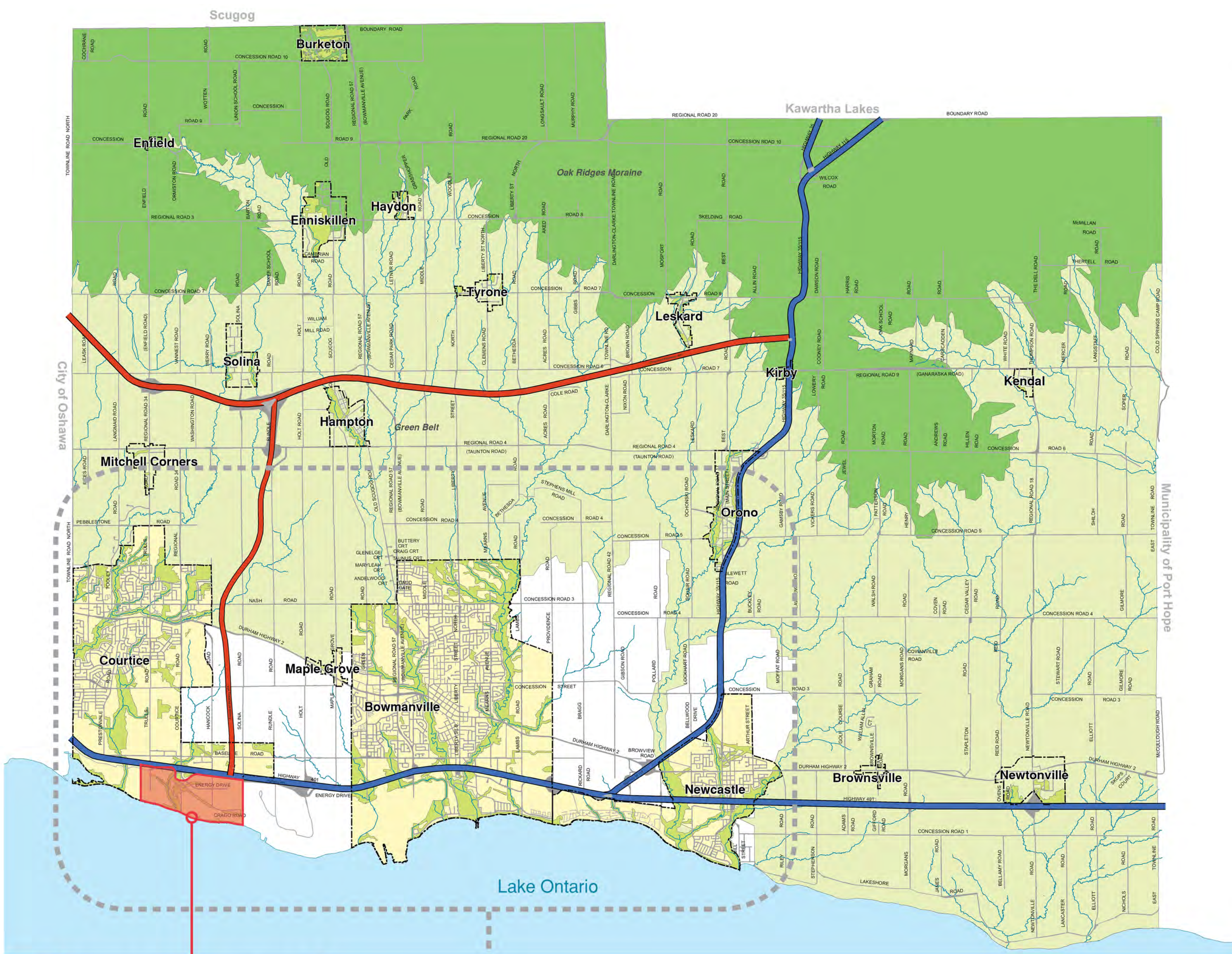
Beachfront access to Lake Ontario at Courtice Shores Road.

**DECEMBER 3, 2019
6:00 - 8:00 PM**

The objective for today's meeting is:

- Provide an update on the Energy Park Secondary Plan Update;
- Introduce the Waterfront Study;
- Share information on the policy context; and
- Gather your input on the opportunities in the project area.

CONTEXT WITHIN CLARINGTON



CLARINGTON KEY FACTS

Area
612 km²

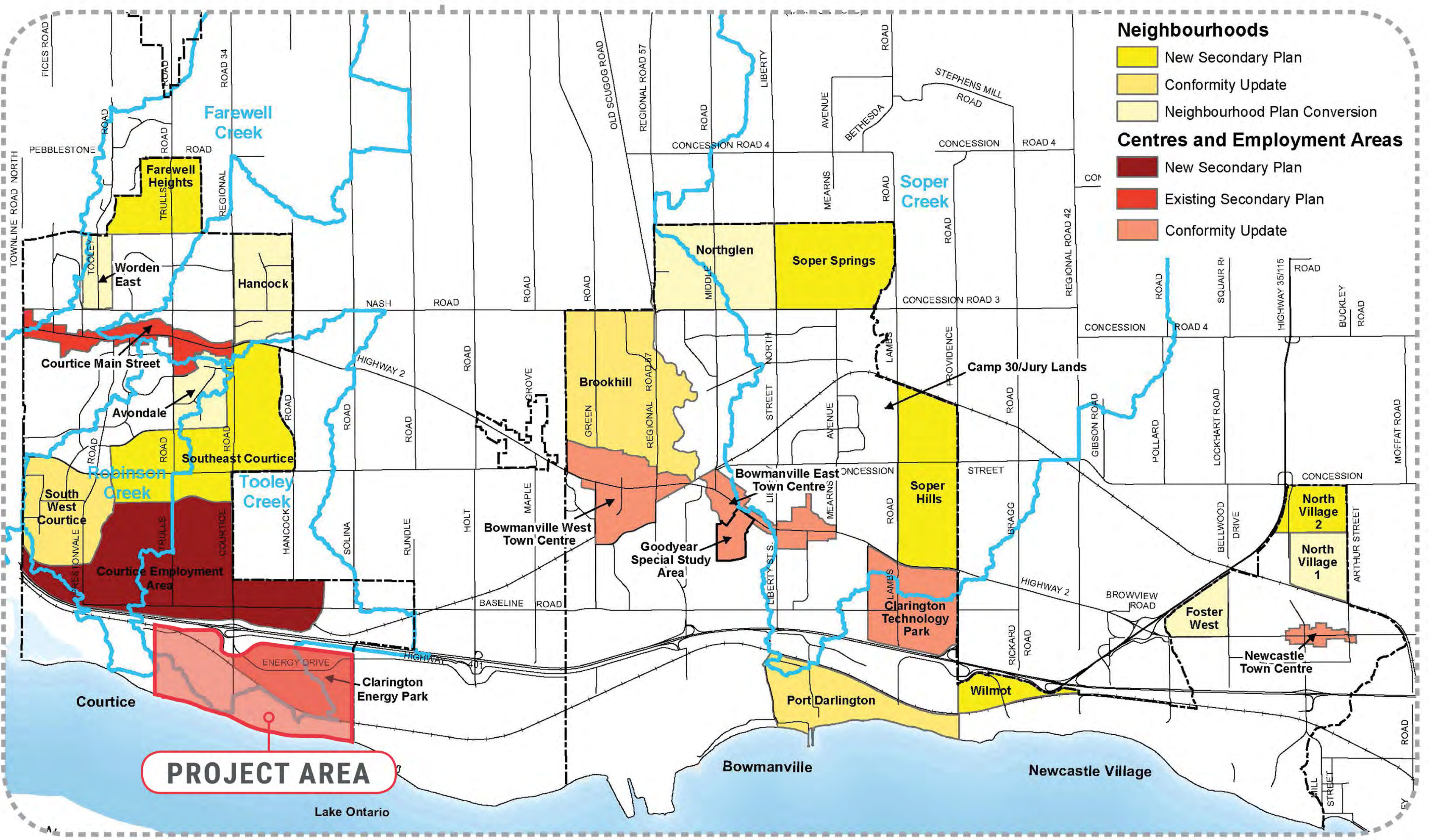
Population
2018: 100,000
2031: 140,300



Municipality Of
Clarington



PROJECT AREA

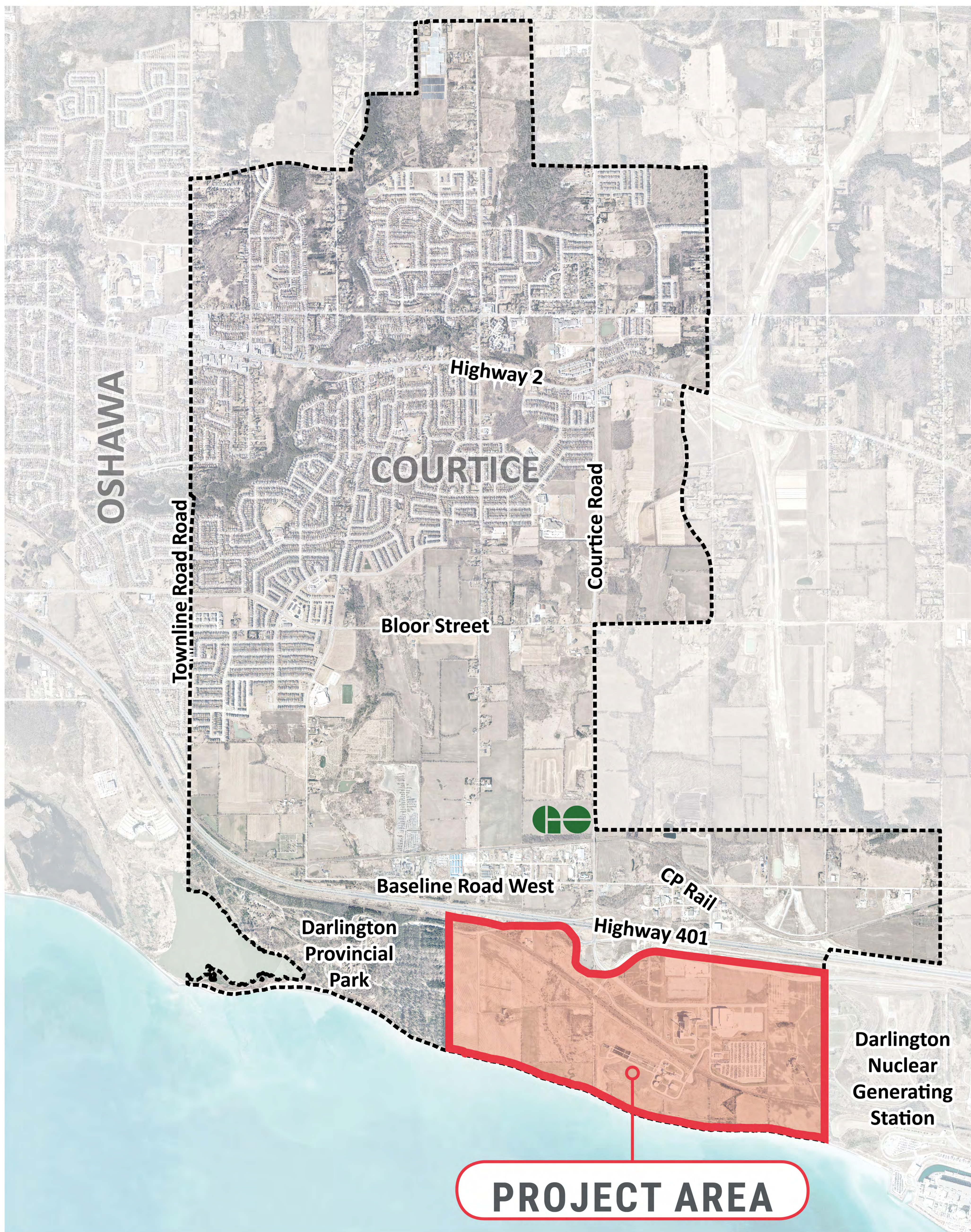


- Neighbourhoods**
- New Secondary Plan
 - Conformity Update
 - Neighbourhood Plan Conversion
- Centres and Employment Areas**
- New Secondary Plan
 - Existing Secondary Plan
 - Conformity Update

PROJECT AREA

The Waterfront Study is one of many secondary plan studies underway in Clarington.

CONTEXT WITHIN COURTICE



PROJECT AREA

The project area includes all lands south of Highway 401, between the Darlington Provincial Park and the Darlington Nuclear Generating Station.

COURTICE WATERFRONT

The Courtice Waterfront consists of the area south of Highway 401, between Darlington Provincial Park and Courtice Shore Drive and the area immediately south of the Energy Park, where the Courtice Water Pollution Control Plant is located. The study area is 172 ha (425 acres) in size and much of the undeveloped land in the study area is used for agriculture.

ENERGY PARK

The Energy Park is situated immediately adjacent and to the west of the Darlington Nuclear Generating Station, south of Highway 401, east of Courtice Shore Drive, and north of the CN Rail line. It is 129 hectares (318 acres) in size and contains a mix of office, energy production and automotive auction uses, as well as vacant development parcels and farmlands.



Energy Drive



Energy From Waste Facility



OPG Darlington Energy Centre



OPPORTUNITIES

OPG HEADQUARTERS AS A CATALYST FOR GROWTH

The new OPG headquarters and corporate campus, and the 2,000 jobs it will bring to the Energy Park, provides an opportunity to further the vision of the Energy Park and foster an energy cluster. An energy cluster would result from a group of companies, suppliers, institutions and service providers all operating from one geographic area. The Energy Park has the conditions for an energy cluster to be realized.

In addition, all of the employees of the Energy Park will need a range of amenities to serve their daily needs throughout the work day. For example, new restaurants would offer a place to get lunch a short walk away. New commercial services could provide a place to pick up small groceries on the way home.

Connections to trails would provide a place to take a short walk over a break, or an after-work jog along the waterfront.

Convenient and comfortable connections to the future Courtice GO station will be important



NEW DESTINATIONS AND A UNIQUE NEIGHBOURHOOD

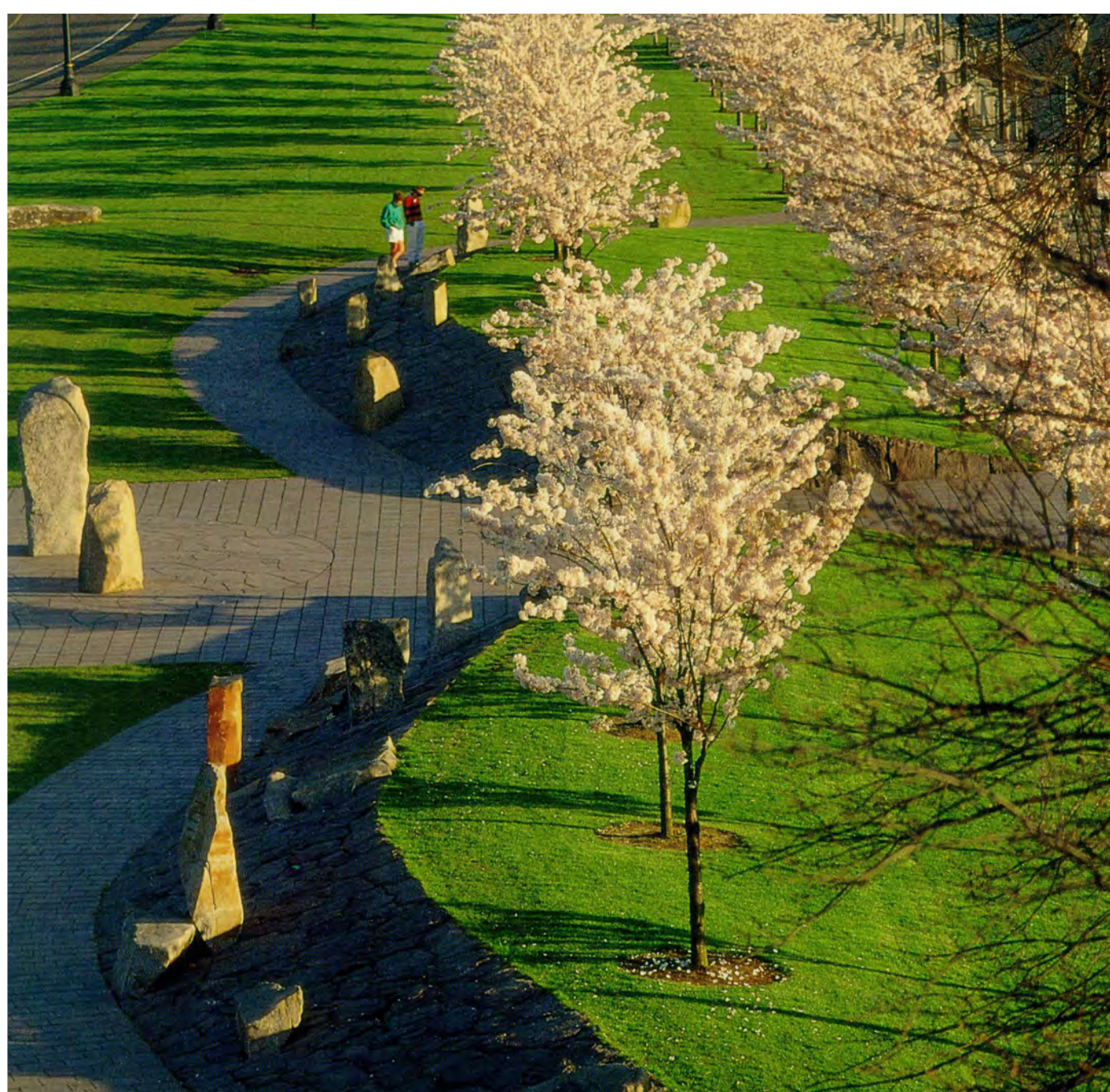
The Municipality's Strategic Plan 2019-2022 identifies the Courtice Waterfront Study as one of Clarington's Legacy Projects.

The Waterfront can be home to convenience amenities, such as restaurants and commercial services, that will make the Energy Park a better place to work and more attractive for future employers. There is also the opportunity for uses that attract

visitors from across Courtice and beyond, such as a future signature park, recreational activities and access to the water's edge, and residential uses that take advantage of views to the lake and help to enliven a major new public spaces on the waterfront throughout the day and week.

There is an opportunity to plan these lands comprehensively so that they become a hub of activity, reconnecting Courtice with

the waterfront, and delivering benefits to existing and future residents within the Waterfront and Energy Park, and across Courtice as a whole. The Courtice Waterfront has the potential to become a new destination for both workers in the Energy Park and residents of Courtice as a whole.



POLICY FRAMEWORK

This project will provide a fresh, comprehensive vision for the waterfront and updated land use designations, including a clearly delineated Municipal Wide Park.

CLARINGTON OFFICIAL PLAN

Municipal Wide Park

The 2017 Official Plan Update initially recommended a Municipal Wide Park land use designation along a portion of the Lake Ontario Waterfront, with the goal of creating better public access and facilities at the waterfront in Courtice. Through the Official Plan Update, it was determined that the precise extent and configuration of this future park should be defined in concert with a comprehensive study of the Courtice Waterfront lands. Subsequently, the Municipal Wide Park designation was deferred from being approved.

Waterfront Greenway

A large portion of the Courtice Waterfront is designated Waterfront Greenway. Waterfront Greenways are places to promote greater awareness, understanding, access and recreational use of the waterfront and encourage community pride and participation in its regeneration. Within Waterfront Greenways development is to:

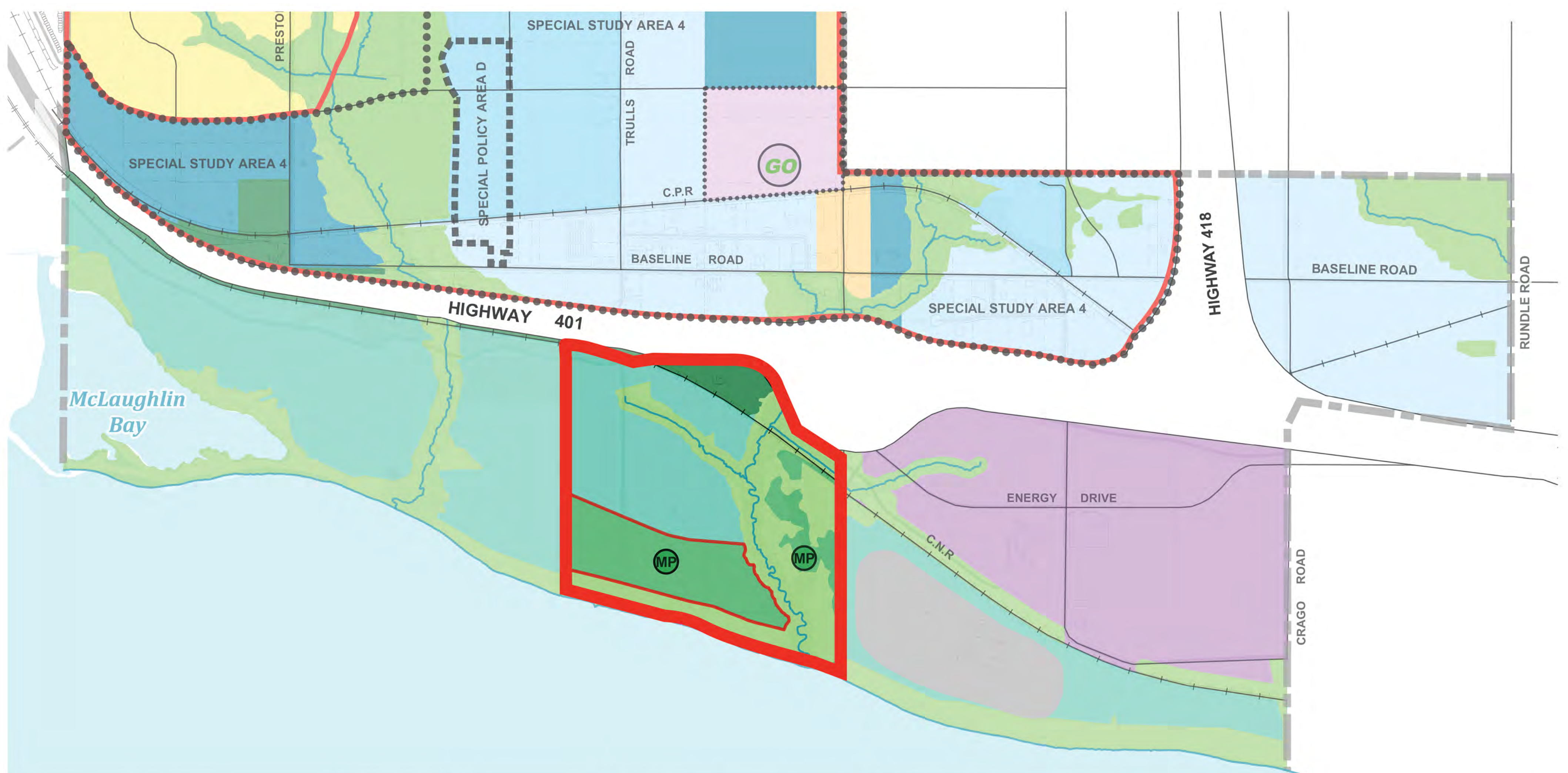
- Maintain, restore and create continuous green corridors
- Protect & regenerate the waterfront's unique physical, natural/cultural attributes
- Establish a continuous waterfront trail
- Permit low intensity recreational uses, compatible tourism uses, conservation, and agriculture.

DURHAM REGIONAL OFFICIAL PLAN

Waterfront Area

The 1993 Durham Regional Official Plan designates the Courtice Waterfront as a Waterfront Area. Waterfront Areas are a part of the Greenlands System

Waterfront areas are considered integral parts of the Greenlands System, and shall be maintained for ecological functions. The ROP emphasizes the provision of connections within and between components of the Greenlands System.



Clarington Official Plan

- | | | | | |
|------------------------|------------------------------------|-----------------------|---------------------------------|----------------------|
| — Project Area | ● Regional Corridor | ● Prestige Employment | ● Environmental Protection Area | ● Community Park |
| - - - Urban Boundary | ● Urban Residential | ● Light Industrial | ● Green Space | ● Municipal Park |
| ▬ Special Policy Area | ○ Deferred by the Region of Durham | ● General Industrial | ● Waterfront Greenway | ● Transportation Hub |
| ••• Special Study Area | ○ Appealed to OMB | ● Business Park | | ● Utility |

POLICY FRAMEWORK

Sustainability is a fundamental component of planning the Waterfront and Energy Park.

PRIORITY GREEN CLARINGTON

The Priority Green initiative provides a framework to guide development in minimizing the consumption of energy, water, and other resources and reducing impacts on the natural environment.

The Waterfront Study will consider the full range of sustainability features outlined in the Priority Green Development Framework, including:

- Promote renewable energy
- Reduce the heat island effect
- Increase building efficiency
- Divert construction waste
- Recover rainwater and greywater
- Provide bicycle parking
- Create electric vehicle parking
- Design mixed-use, walkable communities



PROVINCIALY SIGNIFICANT EMPLOYMENT ZONES



Map indicating provincially significant employment zones (PSEZ)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe designates Provincially Significant Employment Zones (PSEZs) across the Region. The Clarington Energy Park is one of several areas in South Courtice identified as a PSEZ.

The lands designated as part of the PSEZ are protected for employment uses and can only be converted to another land use through a Municipal Comprehensive Review undertaken by Durham Region. Major retail uses and residential uses are prohibited in PSEZs.

Clarington Council has requested that the Province undertake amendments to the PSEZ map to better align with existing and future employment areas across South Courtice.

THE VISION FOR THE ENERGY PARK

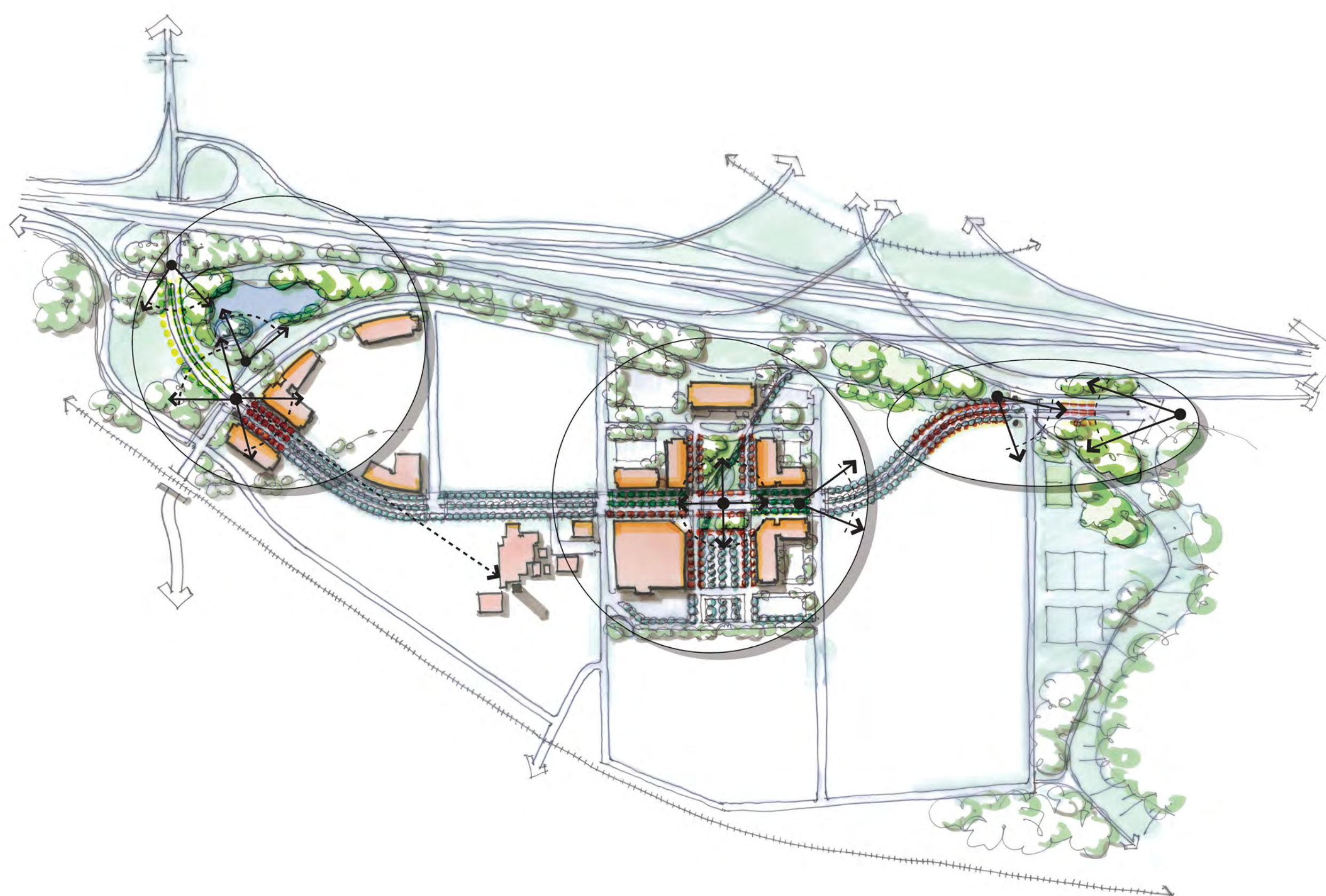
The original Secondary Plan (2006) and supporting Urban Design Guidelines (2011) envisioned the development of prestige, energy-related employment uses in a campus-like setting, featuring a tree-lined central boulevard and high quality buildings and landscaping.



ESTABLISHING A VISION (2006)

The original vision for the Energy Park, to foster employment growth in the fields of energy and environment, was established at a time when significant growth in energy-related uses associated with the expansion of the Darlington Nuclear Generating Station was expected. It was thought that energy-related uses supporting the nuclear value chain would be attracted to this area due to its location. The Energy Park has convenient access to Highway 401 and the soon to open Highway 418, as well as a potential GO station. The site is also situated in a stunning lakefront location surrounded by a number of natural amenities.

Illustrated vision for the Energy Park (2006)



REFINING THE VISION (2011)

The Energy Park vision was revisited in 2011 and guidelines were proposed to guide private development and the public realm in the Park. The Guidelines called for a closer integration of public and private landscapes to ensure cohesive development of the public realm. Innovation and sustainability throughout the Clarington Energy Park were to be promoted through best practices in streetscape design. Three Primary Character Nodes and Key Views were identified.

Character Nodes & Viewpoints in the Energy Park (2011)

RECENT NEWS IN THE ENERGY PARK

Forthcoming developments will significantly grow employment in the Energy Park.

OPG HEADQUARTERS & CORPORATE CAMPUS



The vision for the Energy Park received a major boost earlier this year when OPG announced that it will be establishing a new corporate headquarters in the Energy Park. The new OPG campus will be home to approximately 2,000 employees. It is expected that, eventually, all of OPG's non-station-based positions in Toronto, Niagara and Durham region will be located in this new campus, which is expected to be completed in 2024

EAST PENN CANADA



East Penn Canada is moving to Courtice and building a 200,000-square-foot facility on a 24 acre property in the Energy Park. This will be a consolidation of their current offices and warehouses in Ajax and Pickering, bringing approximately 200 employees to the Park.

DURHAM REGION'S EXPANDING PRESENCE



The Region of Durham is looking to expand its current waste management facilities in the Energy Park. Currently, the Energy Park is home to the Courtice Water Pollution and Control Plant and a regional Energy-from-Waste Facility. The Region has proposed to expand the Energy-from-Waste Facility operations in the Energy Park. On an adjacent parcel, they are contemplating the addition of an anaerobic digester, to create biogas from organic waste.

THE ENERGY PARK UPDATE

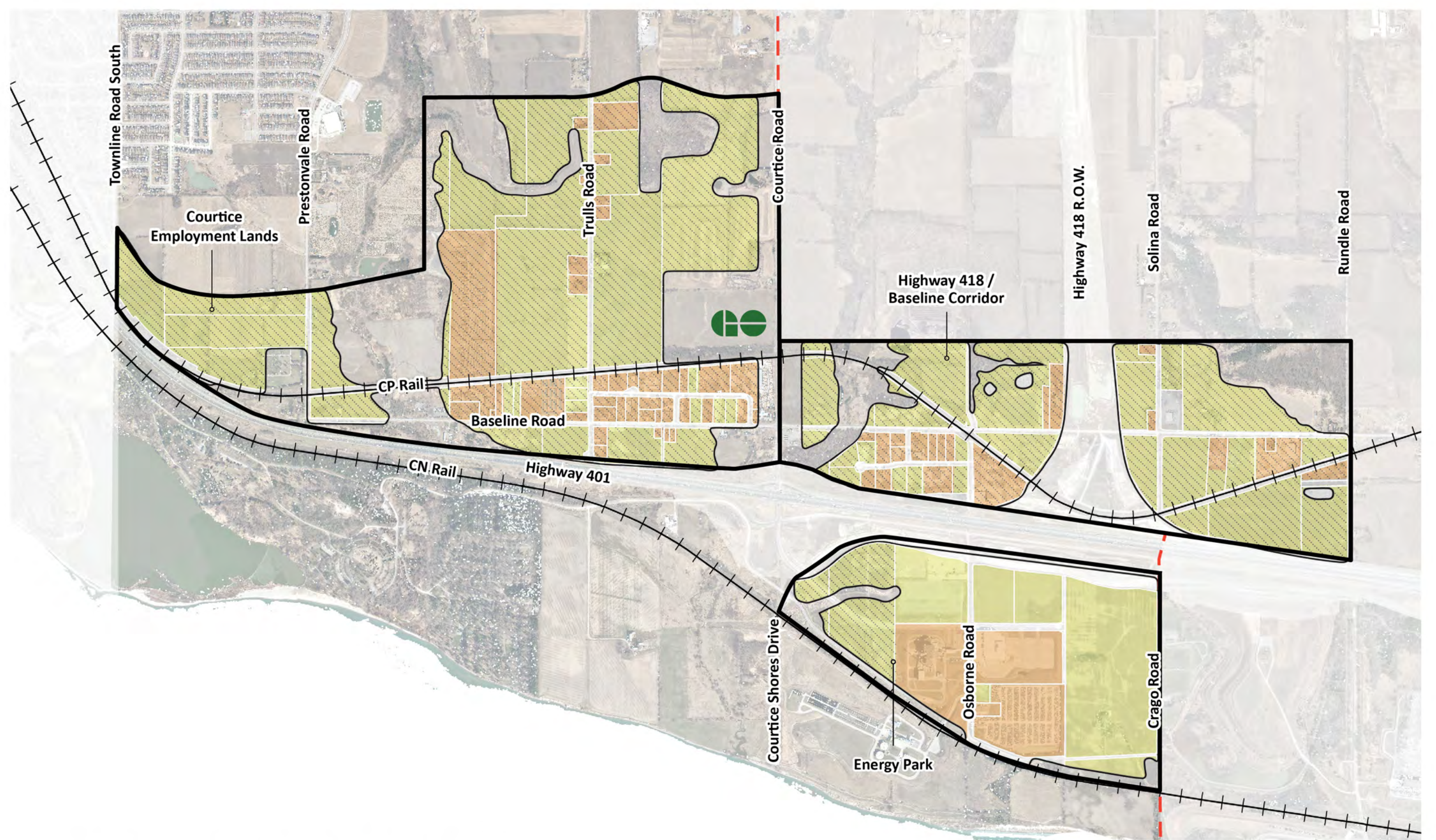
New draft policies have been developed for the Energy Park through the Secondary Plan Update, which began in 2018.

Since the original plan was adopted in 2006, Energy Park Drive has been constructed with a tree-lined boulevard and central median, and new energy-related uses,

such as the Ontario Power Generation Darlington Energy Centre and a Regional Energy from Waste Facility, have maintained the vision of the Secondary Plan and urban design guidelines.

However, attraction of additional energy-related uses has been limited, and non-energy-related employment uses have been discouraged from locating within the Energy Park.

THE EMPLOYMENT LANDS CONTEXT



Legend - Servicing and Development in South Courtyce

- Urban Boundary (dashed line)
- Employment Areas (circle)
- Serviced:
 - Developed (orange)
 - Vacant (yellow)
- Unserviced (Or Not Fully Serviced):
 - Developed (brown)
 - Vacant (light green)

In 2018, the Municipality of Clarington retained Urban Strategies Inc, Hemson Consulting and WSP to undertake a review of the original vision and Secondary Plan for the Energy Park. The purpose of this review was to understand why attraction of energy-related uses had been limited, and identify a renewed vision and updated policy framework for the future, particularly in light

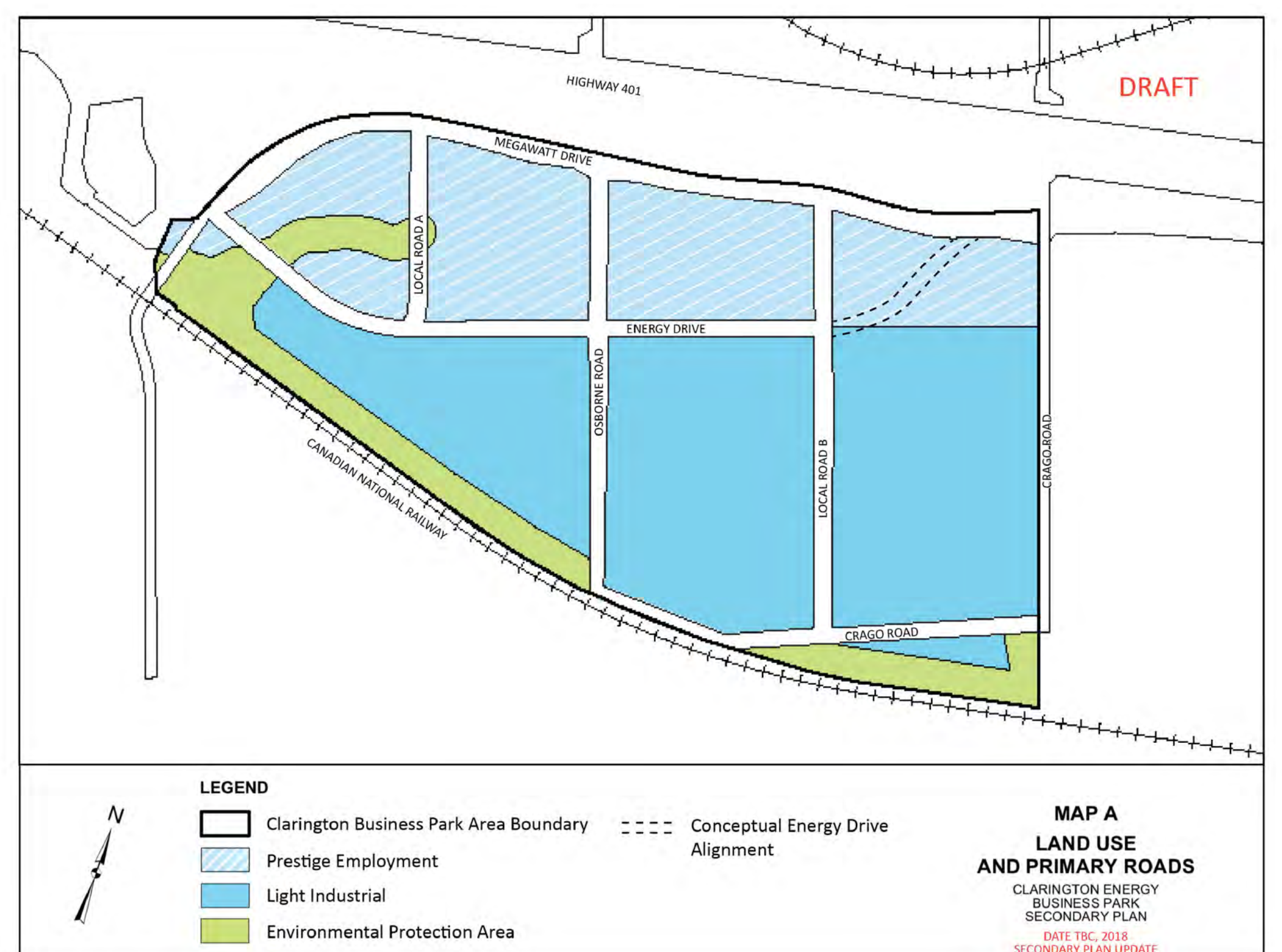
of the the limited supply of employment lands within Clarington with access to municipal services.

A number of land use options were explored, with a preferred option identified in late 2018. This preferred option maintained strong urban design standards, while offering greater land use flexibility

by reducing the number of different employment designations in the Energy Park from 4 to 2 and allowing more flexibility within each. The update also incorporated the Environmental Protection Area land use designation from the Official Plan to ensure consistency and protection of environmentally sensitive areas.



CURRENT SECONDARY PLAN



WORKING DRAFT (NOV 2018)

OTHER INITIATIVES & STUDIES

Several other initiatives are being co-ordinated in South Courtice.

A ROBINSON CREEK AND TOOLEY CREEK SUB-WATERSHED STUDY:

The Municipality of Clarington is studying the Robinson and Tooley Creek watersheds, which run through the project areas. This study provides information on the natural features that make up the watersheds, including a management plan for those features, as well as an understanding of stormwater management practices.

<https://www.clarington.net/en/do-business/robinson-creek-and-tooley-creeks-subwatershed-study.asp>

B SOUTHEAST COURTICE SECONDARY PLAN:

The Southeast Courtice Secondary Plan is being undertaken, it is anticipated to develop as complete neighbourhoods that will include a diverse housing mix located within walking distance to shopping, services, schools and amenities. The preservation of the natural heritage system is also a priority.

www.clarington.net/SoutheastCourtice

C SOUTHWEST COURTICE

The Municipality of Clarington has embarked on a Secondary Plan Update for Southwest Courtice. This Secondary Plan Update will provide a framework for the development of the southern portion of the Bayview Neighbourhood.

www.clarington.net/SouthWestCourtice

COURTICE EMPLOYMENT LANDS SECONDARY PLAN:

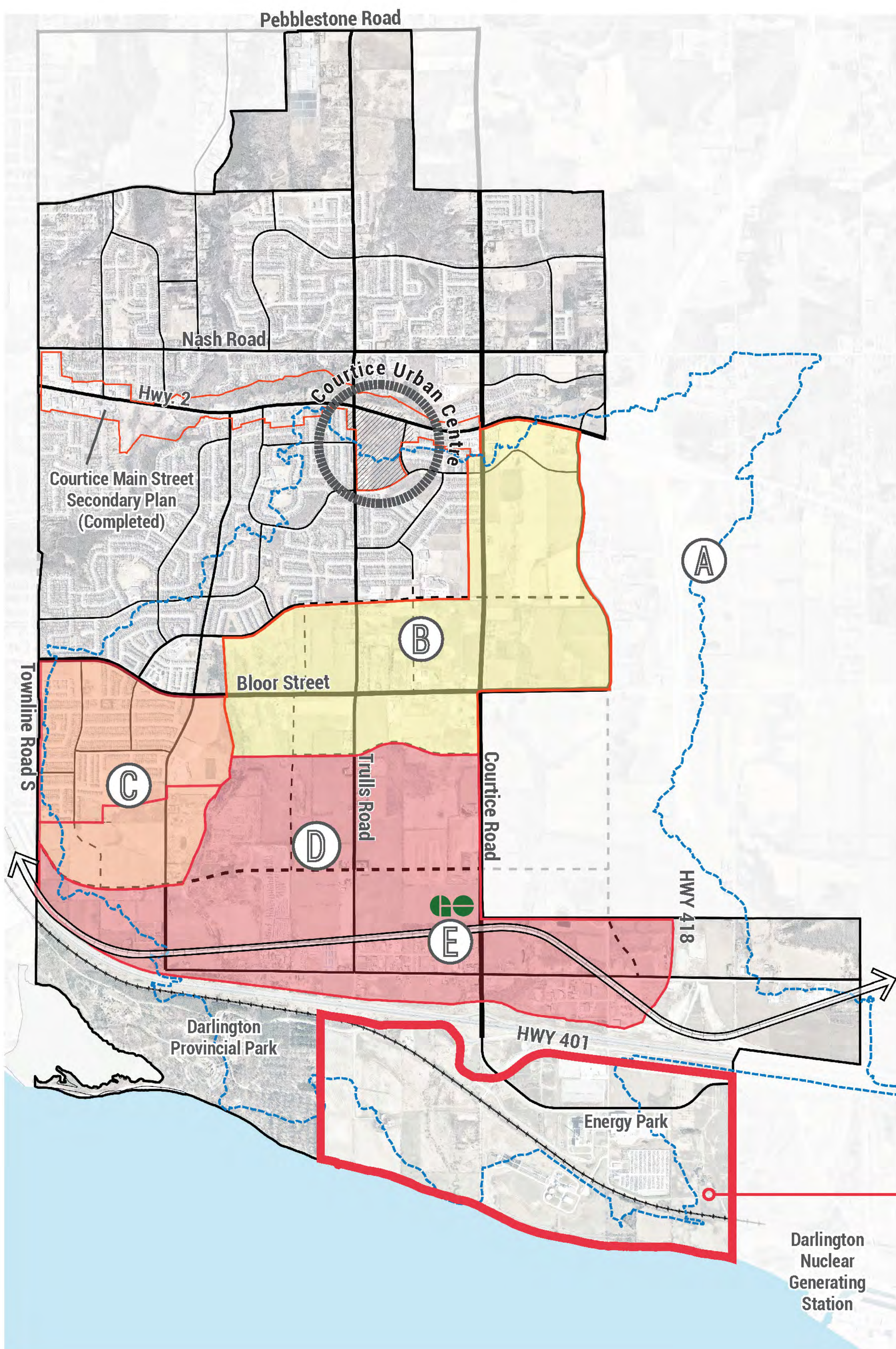
The Municipality of Clarington is undertaking a Secondary Plan for the Courtice Employment Lands. This area is planned for a range of employment uses, and potentially a Transportation Hub, accompanied by higher density mixed use development.

www.clarington.net/CourticeEmployment

BOWMANVILLE GO EXPANSION BUSINESS CASE STUDY (METROLINX):

Metrolinx is undertaking a business case analysis of four options for the alignment of the future GO rail expansion to Bowmanville, including analysis of station locations on the route.

<http://www.metrolinx.com/en/greaterregion/projects/bowmanville-expansion.aspx>



ENERGY PARK & COURTICE WATERFRONT

PROJECT TEAM

THE MUNICIPALITY

Clarington



Carlos Salazar
Manager
Community Planning and Design



Paul Wirch
Senior Planner
Community Planning and Design



Karen Richardson
Manager
Development Engineering

THE CONSULTANT TEAM

URBAN STRATEGIES INC

Urban Planning and Design
Lead Consultant



Warren Price
Partner, Urban Strategies Inc



Tim Smith
Principal, Urban Strategies Inc



Alex Heath
Associate, Urban Strategies Inc

WSP

Transportation

HEMSON

Market Analysis



Stephen Brophy
Urban Designer, Urban Strategies Inc



Haya Rizvi
Planner, Urban Strategies Inc

VISIT THE PROJECT WEBSITE!

WATERFRONT STUDY &
ENERGY PARK SECONDARY PLAN UPDATE

www.clarington.net/EnergyPark

GET IN CONTACT

Clarington

Paul Wirch or Carlos Salazar @

EnergyPark@clarington.net
905-623-3379

PROJECT TIMELINE

The scope for the Energy Park Secondary Plan Update has been expanded to include a study of the Courtice Waterfront. You will have the opportunity to provide feedback on both areas as the Waterfront Study proceeds.

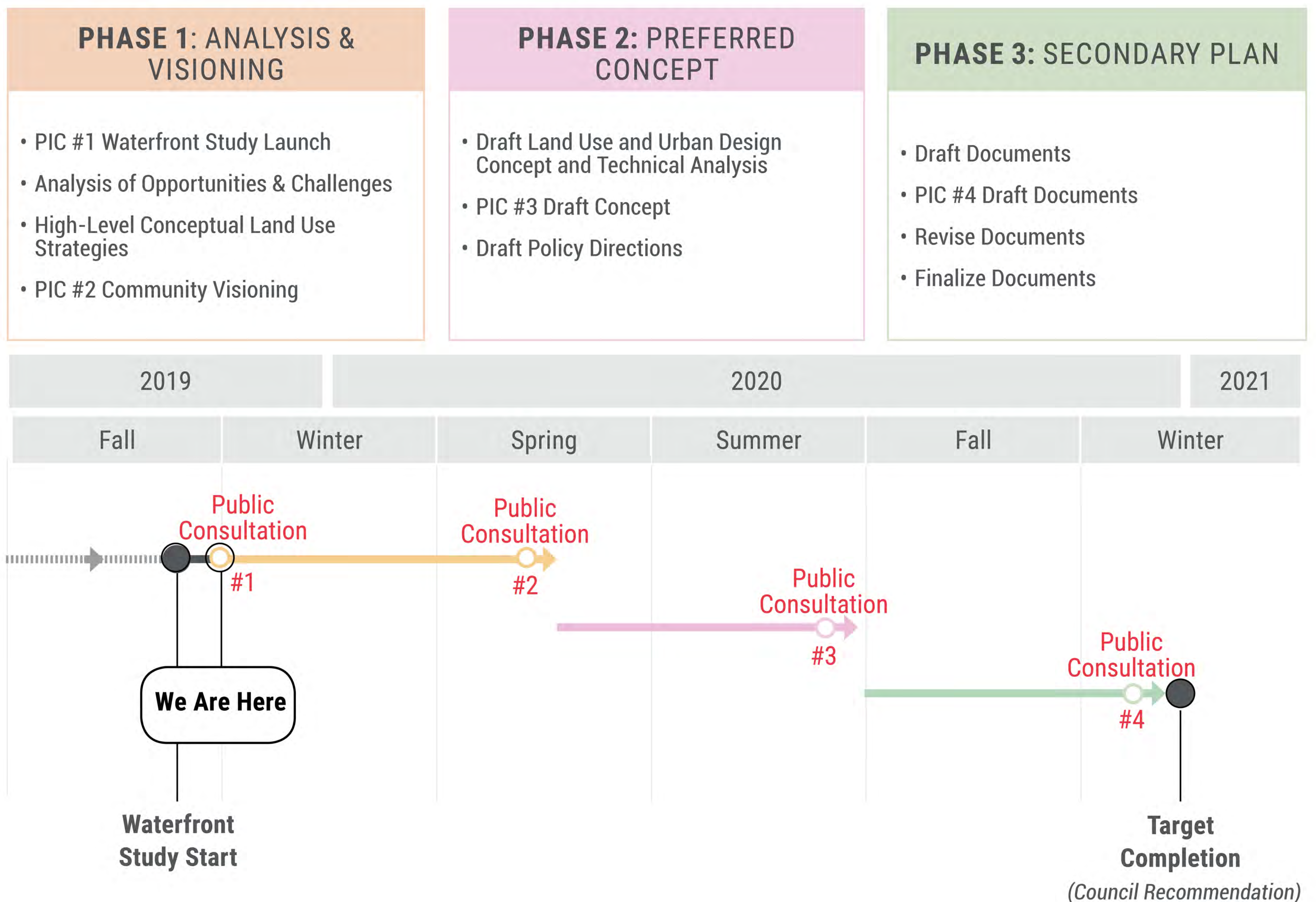
WATERFRONT STUDY TIMELINE

This project consists of the preparation of a Secondary Plan Update for the existing Energy Park Secondary Plan. This update will expand the project area for the Secondary Plan to include the Courtice Waterfront lands.

The expanded project area and additional study of the Courtice Waterfront will afford the opportunity to explore uses that complement the Energy Park and Courtice as a whole.

We are currently in Stage 1 of the Courtice Waterfront Study.

There will be three more in-person opportunities to give your feedback on the project.



NEXT STEPS

Thank you!

Tell us what you think. There are a number of ways to provide feedback. You can:

- Speak to a member of the project team here today
- Leave comments on the feedback panels
- Fill out a Comment Sheet
- Leave your contact information to be kept up-to-date on the project
- Take a postcard with you to have our website address and contact details.

Get in contact:

Clarington

**Paul Wirch and
Carlos Salazar @**

ENERGYPARK@CLARINGTON.NET

905-623-3379

Next Steps

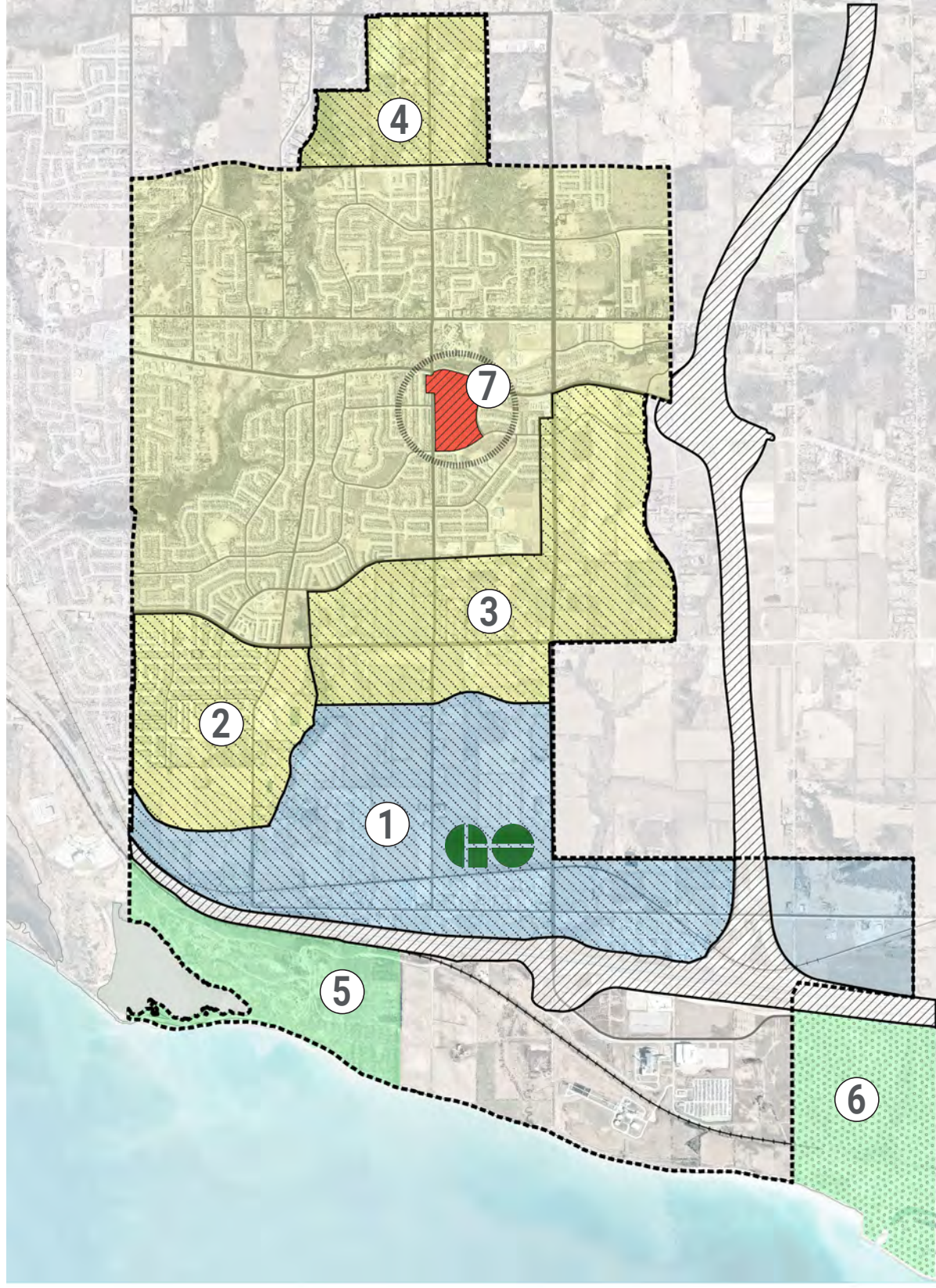
Following this public meeting, the consultant team will use your feedback to:

- Prepare for a Public Visioning Workshop, expected to take place March 2020.
- Develop “high-level” land use strategies for the Waterfront;
- Prepare a supplementary technical report; and

For more information, visit the project website:

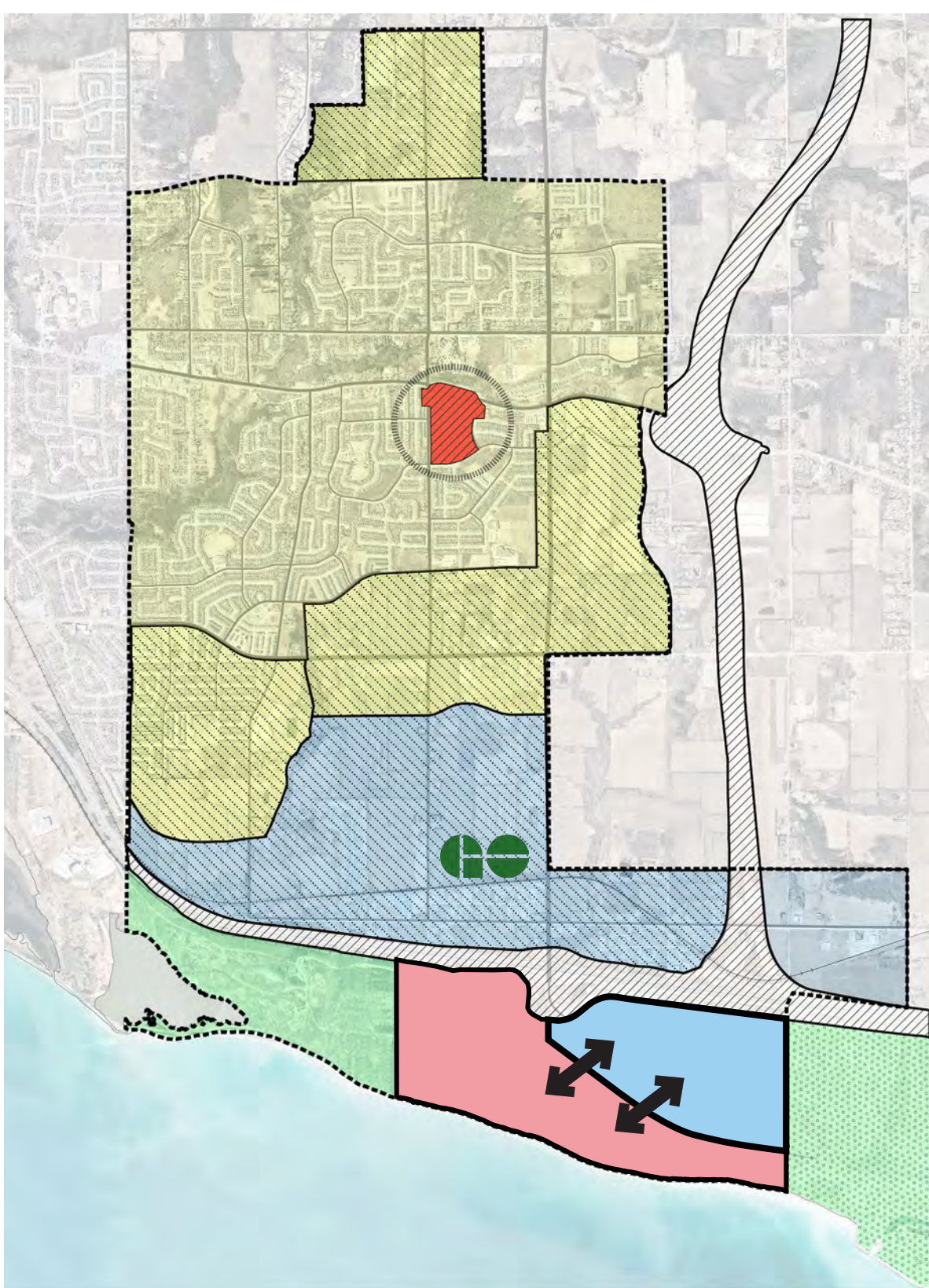
www.clarington.net/EnergyPark

TELL US WHAT YOU THINK



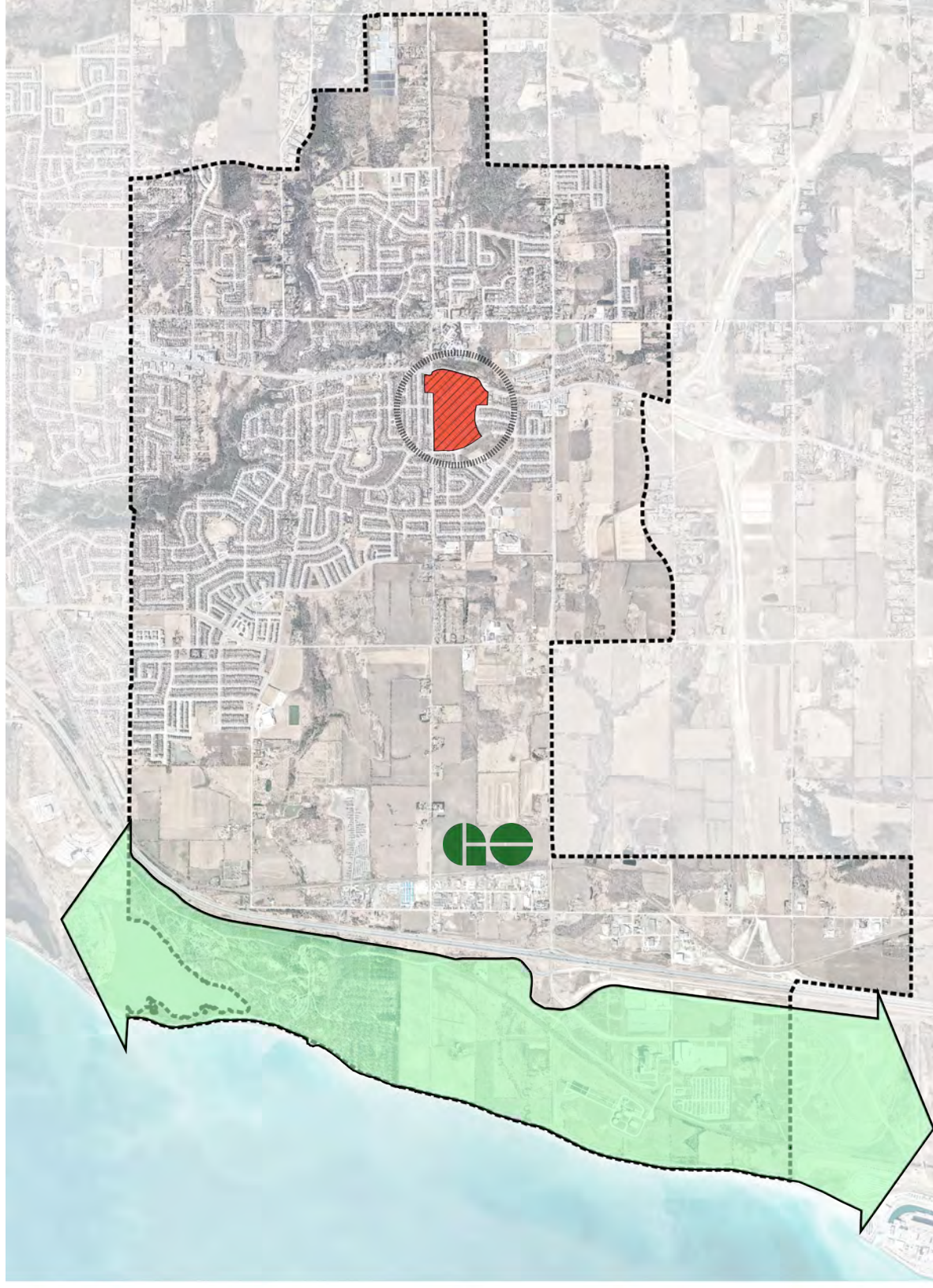
How will a waterfront park benefit Courtice?

- ① Courtice Employment Lands Secondary Plan
- ② Southwest Courtice Secondary Plan Update
- ③ Southeast Courtice Secondary Plan
- ④ Farewell Heights Secondary Plan
- ⑤ Darlington Provincial Park
- ⑥ Darlington Nuclear Generating Station
- ⑦ Planned Courtice Town Centre



How can the Courtice Waterfront lands complement the Energy Park?

TELL US WHAT YOU THINK



What would you like to enjoy doing along the waterfront?

How should the Secondary Plan support the development of an energy cluster?