

# Courtice Waterfront & Energy Park Secondary Plan

Public Information Centre #3

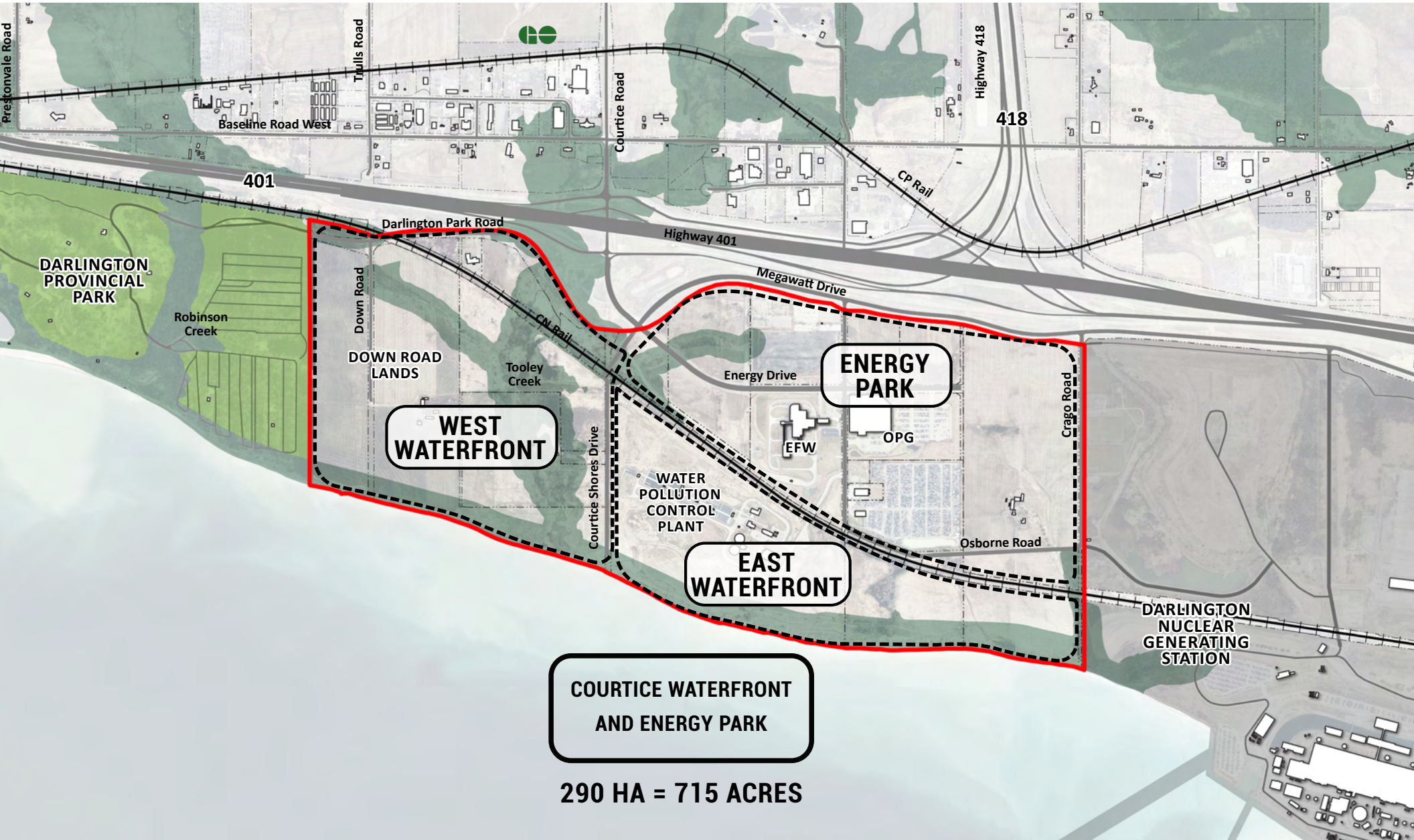
March 9 2022

# 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



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Urban Planner,  
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## **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

You are viewing Urban Strategies' screen View Options

Question and Answer

All questions (1) My questions

Urban Strategies 09:09 PM

Will the GO station be built?

1

3

Type your question here...

2

1

Audio Settings ^

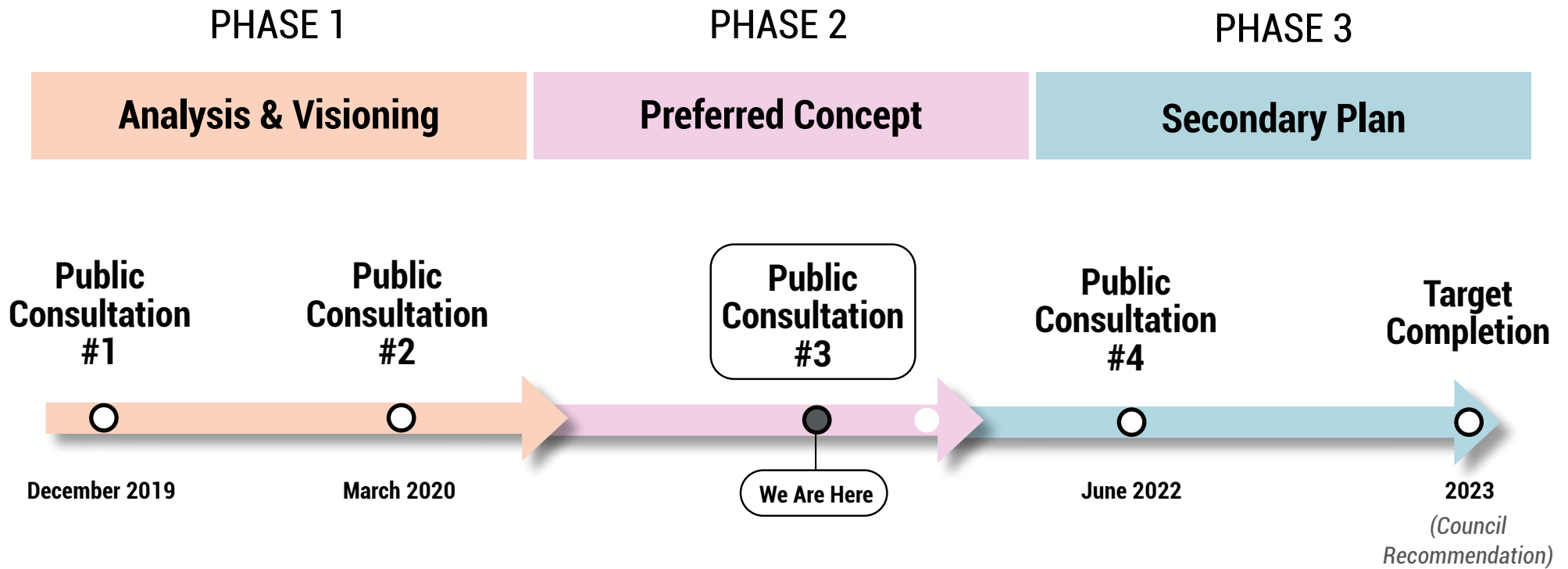
Chat Raise Hand Q&A Leave



# Secondary Plan Process and Background



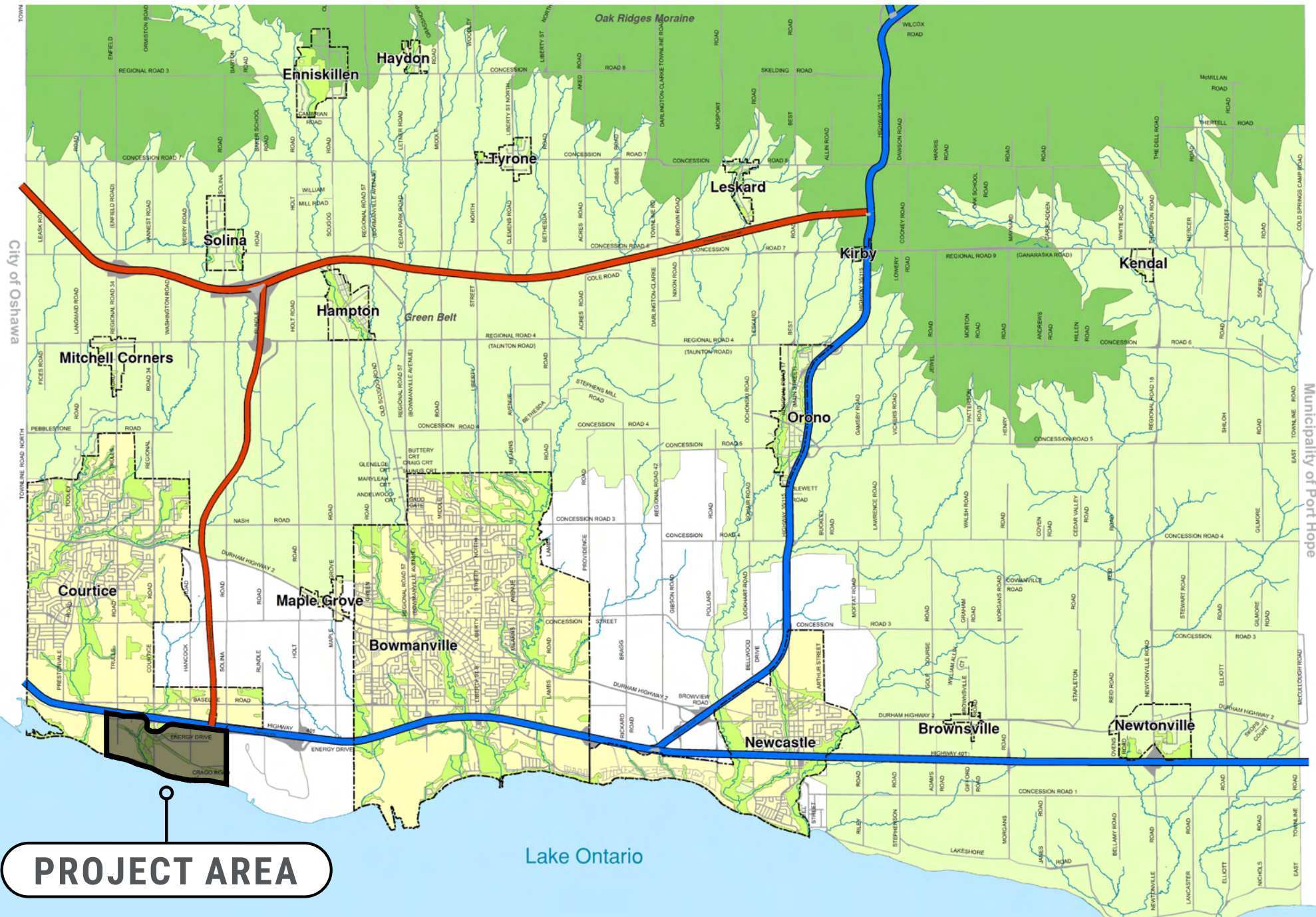
# Planning Process



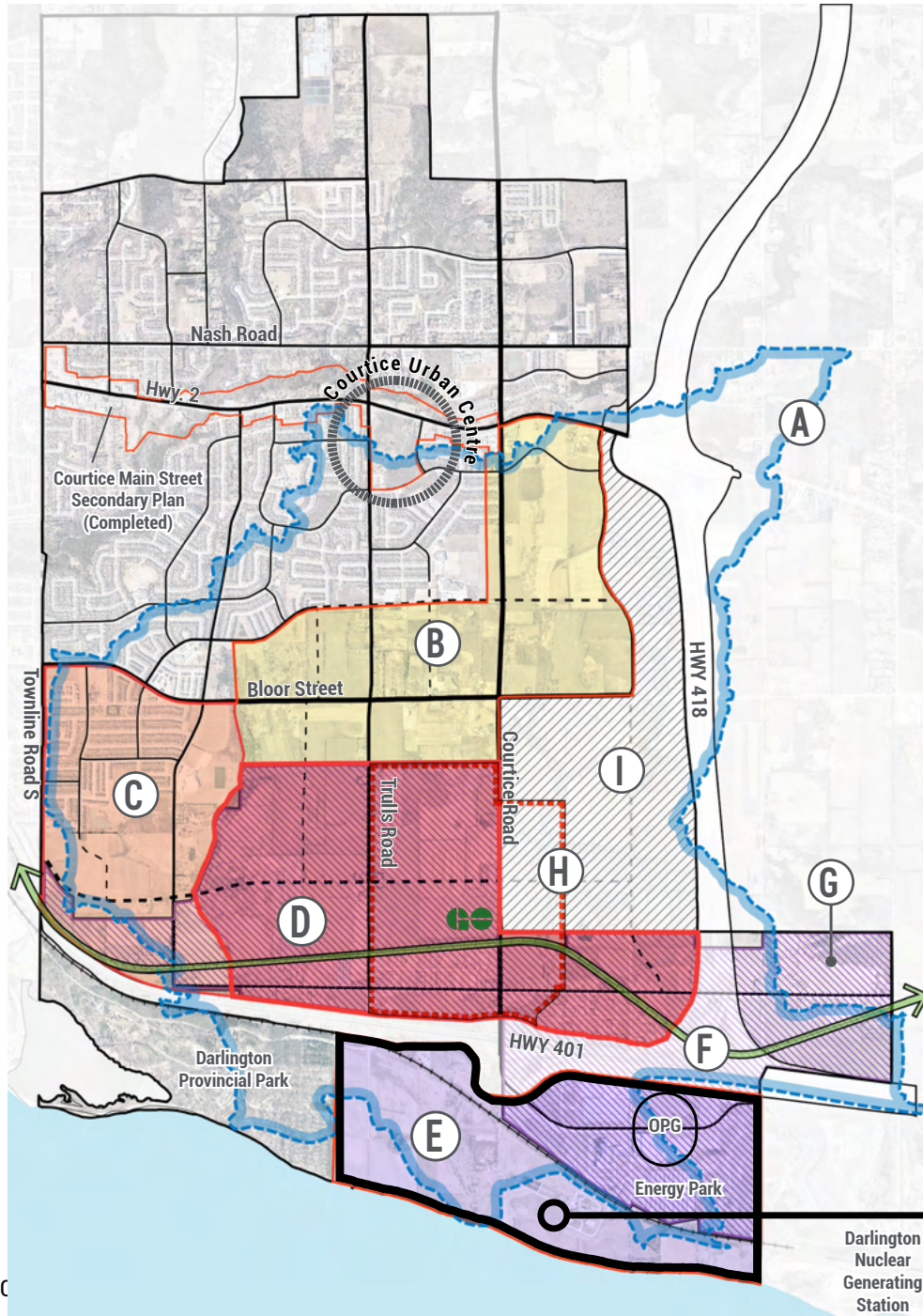
# **What we heard at the Visioning Workshop and through the Online Survey**

- **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:

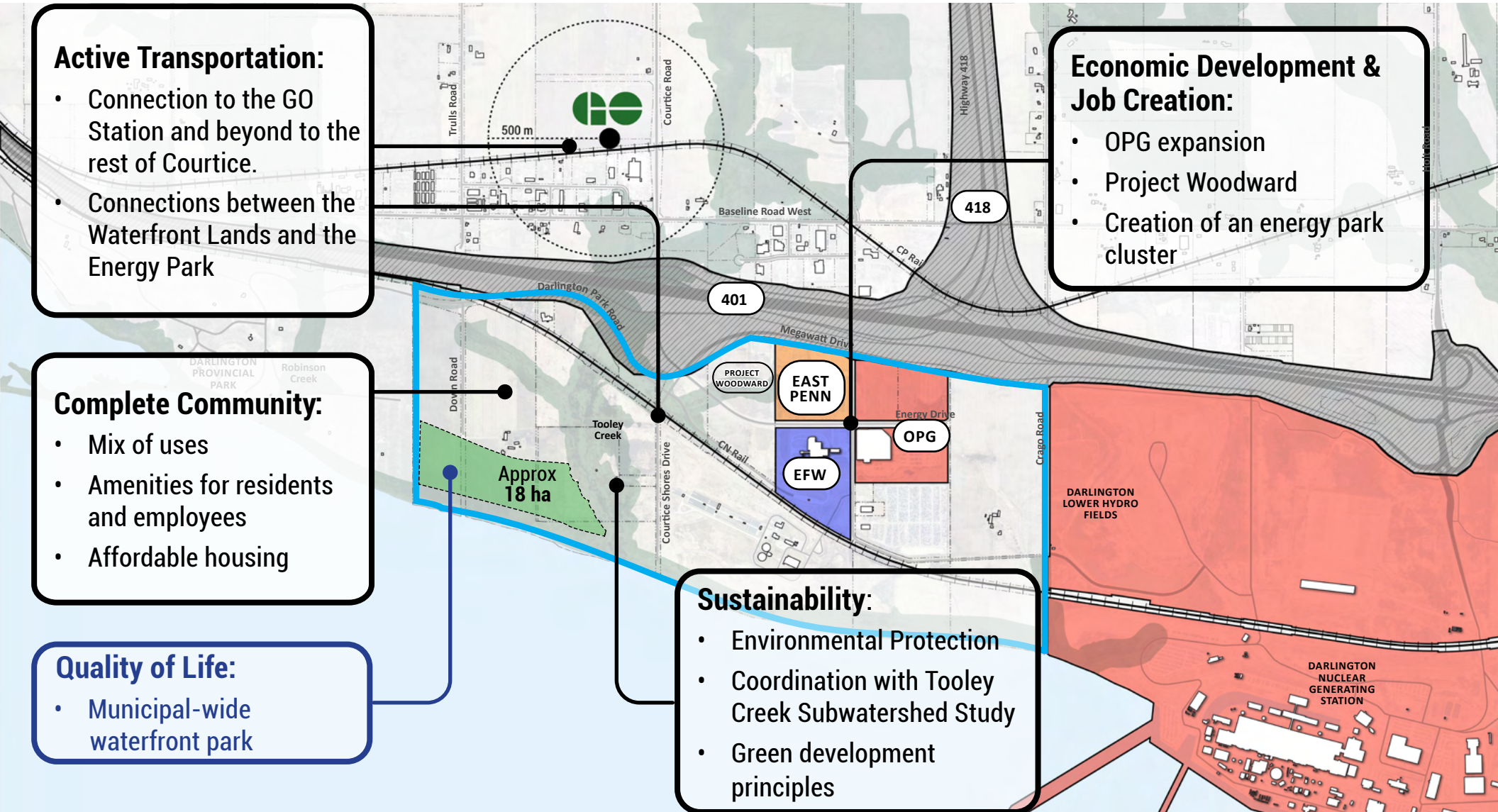
- Municipal-wide waterfront park

## Economic Development & Job Creation:

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

## Sustainability:

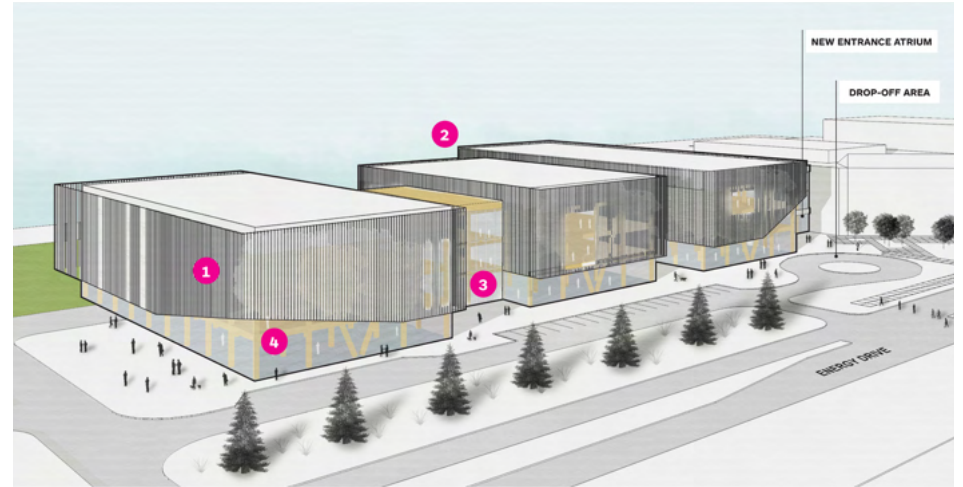
- Environmental Protection
- Coordination with Tooley Creek Subwatershed Study
- Green development principles



# 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

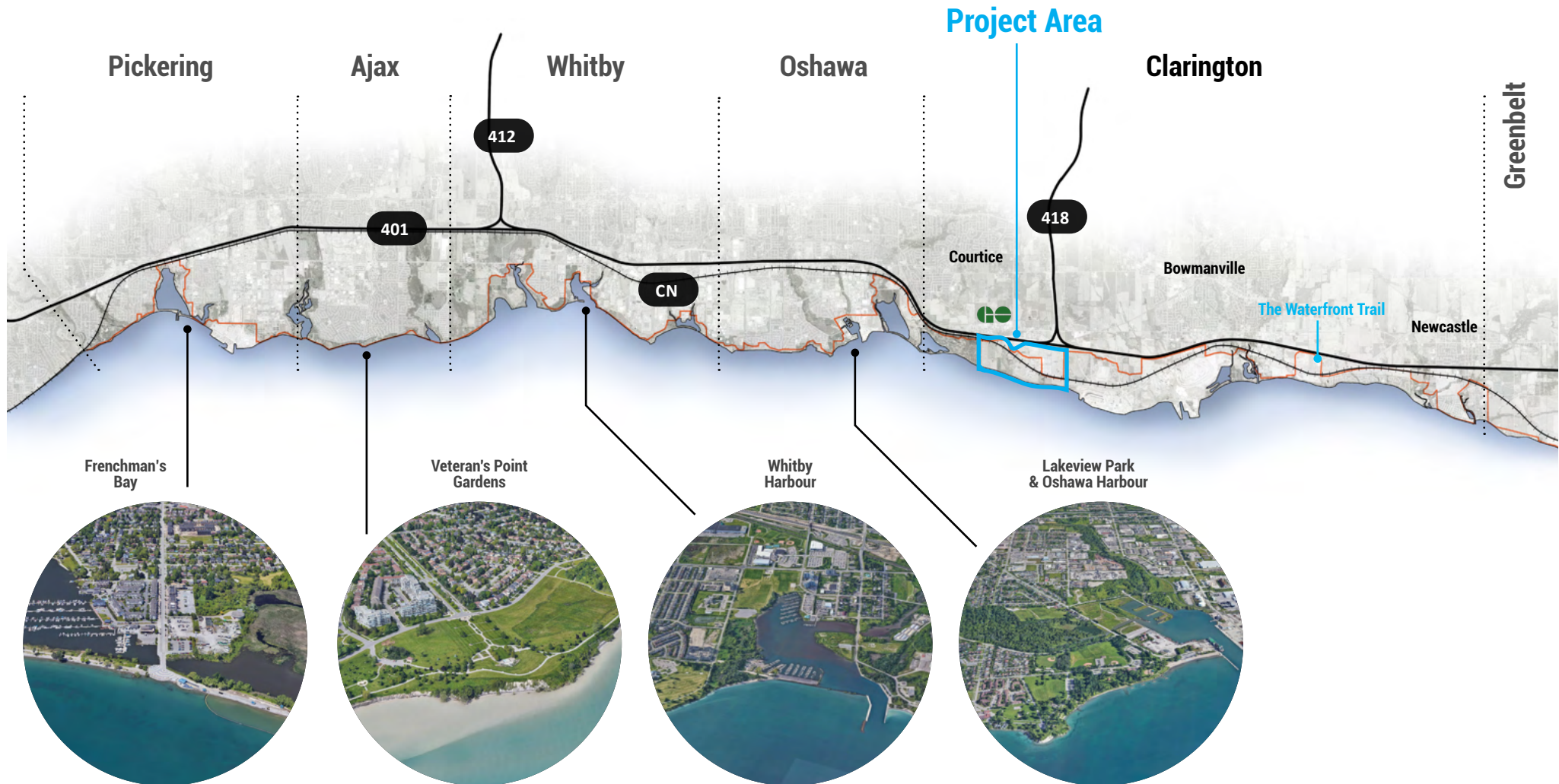




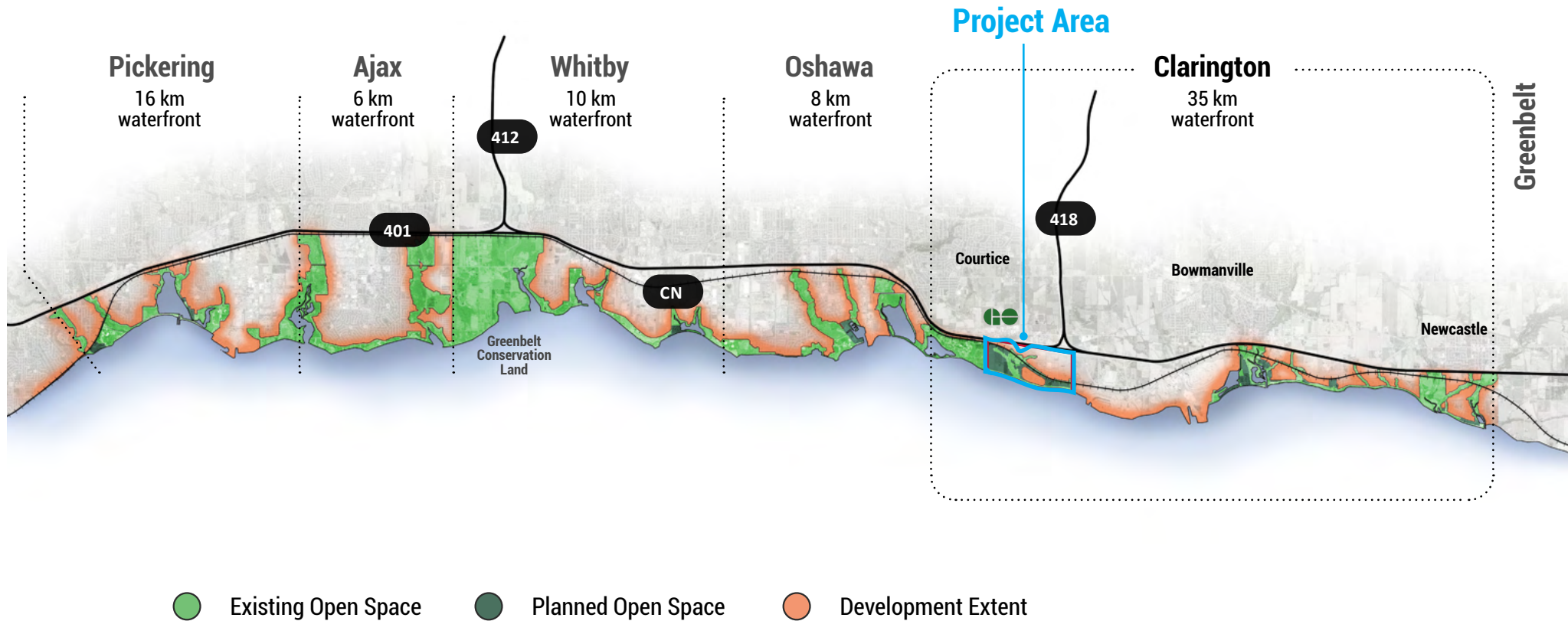
A photograph of a stone archway, likely a tunnel entrance, with a height sign above it. The sign is white with a black border and contains the text "3.8 m" and a downward-pointing arrow. The archway is constructed from large, dark stone blocks. The interior of the archway is dark, and a path leads through it. The background shows a grassy area and some trees.

# Opportunities and Constraints

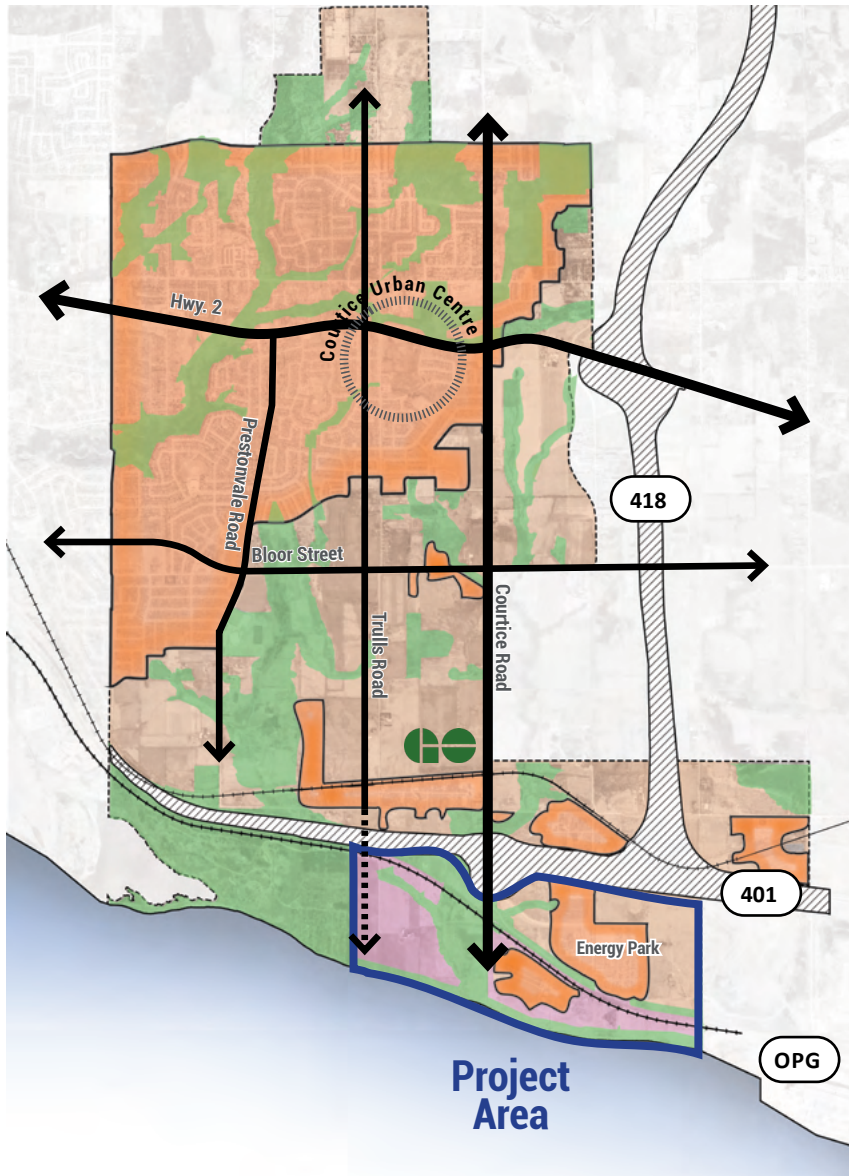
# Other Durham municipalities have well-established waterfront destinations



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



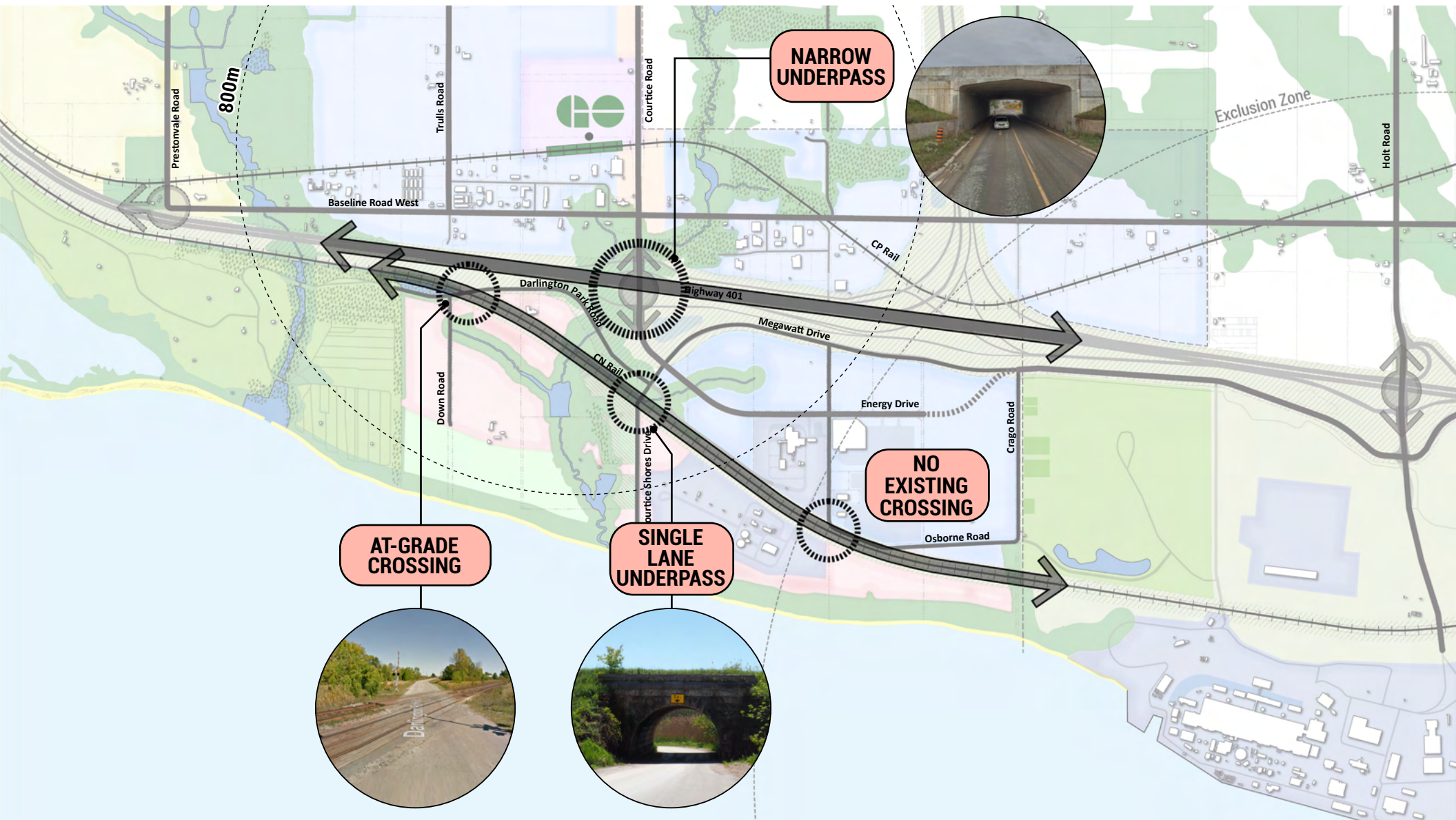
# There is a need to connect Courtice to its waterfront, but the 401 and rail corridors present challenges



There are opportunities to enhance / extend:

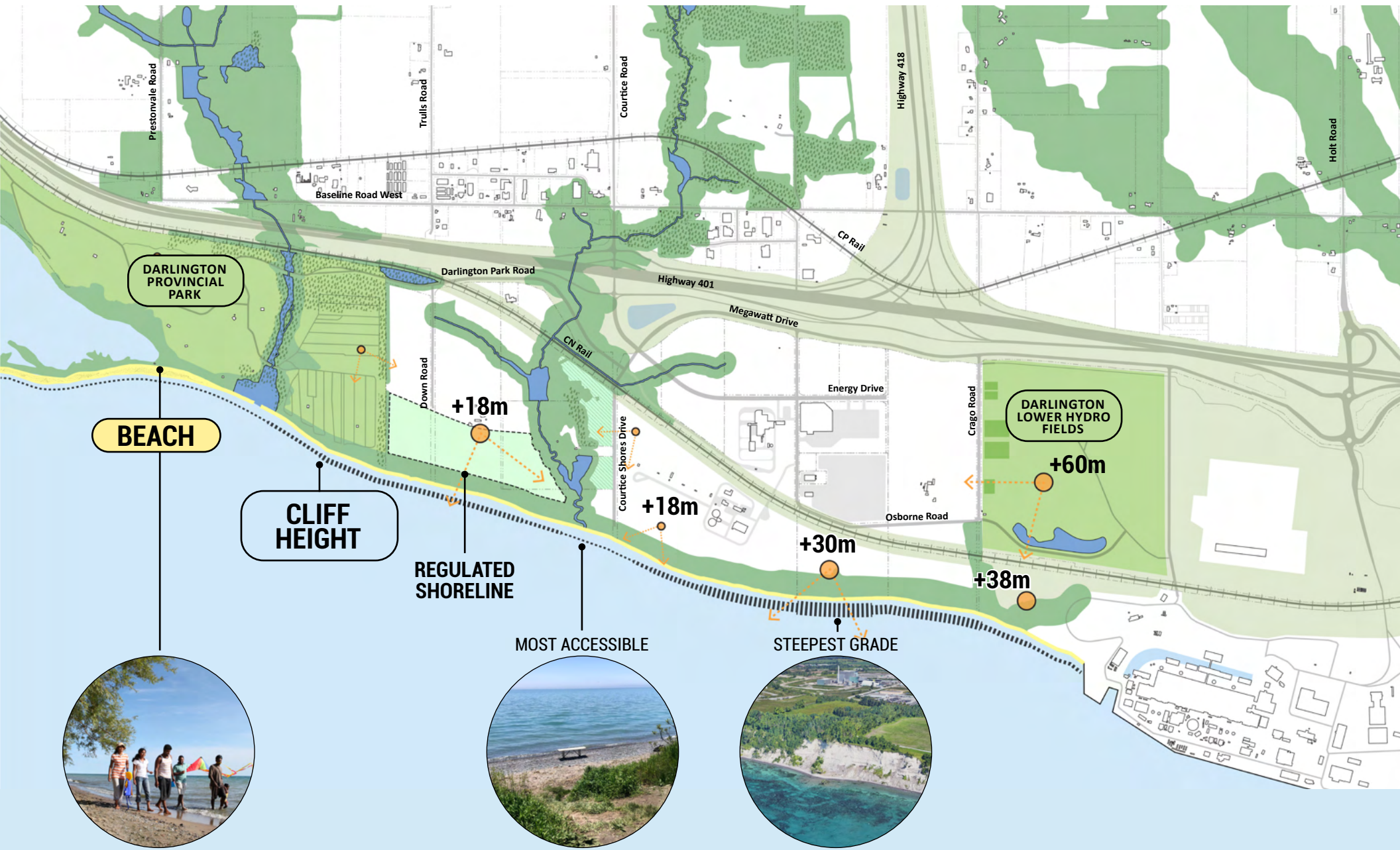
- Robinson & Tooley Creeks
- Courtice Road

# 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 the central focus, leading the viewer's eye from the foreground grass towards the horizon. The sky is filled with soft, white clouds, and the water is calm and reflects the light. The overall scene is peaceful and natural.

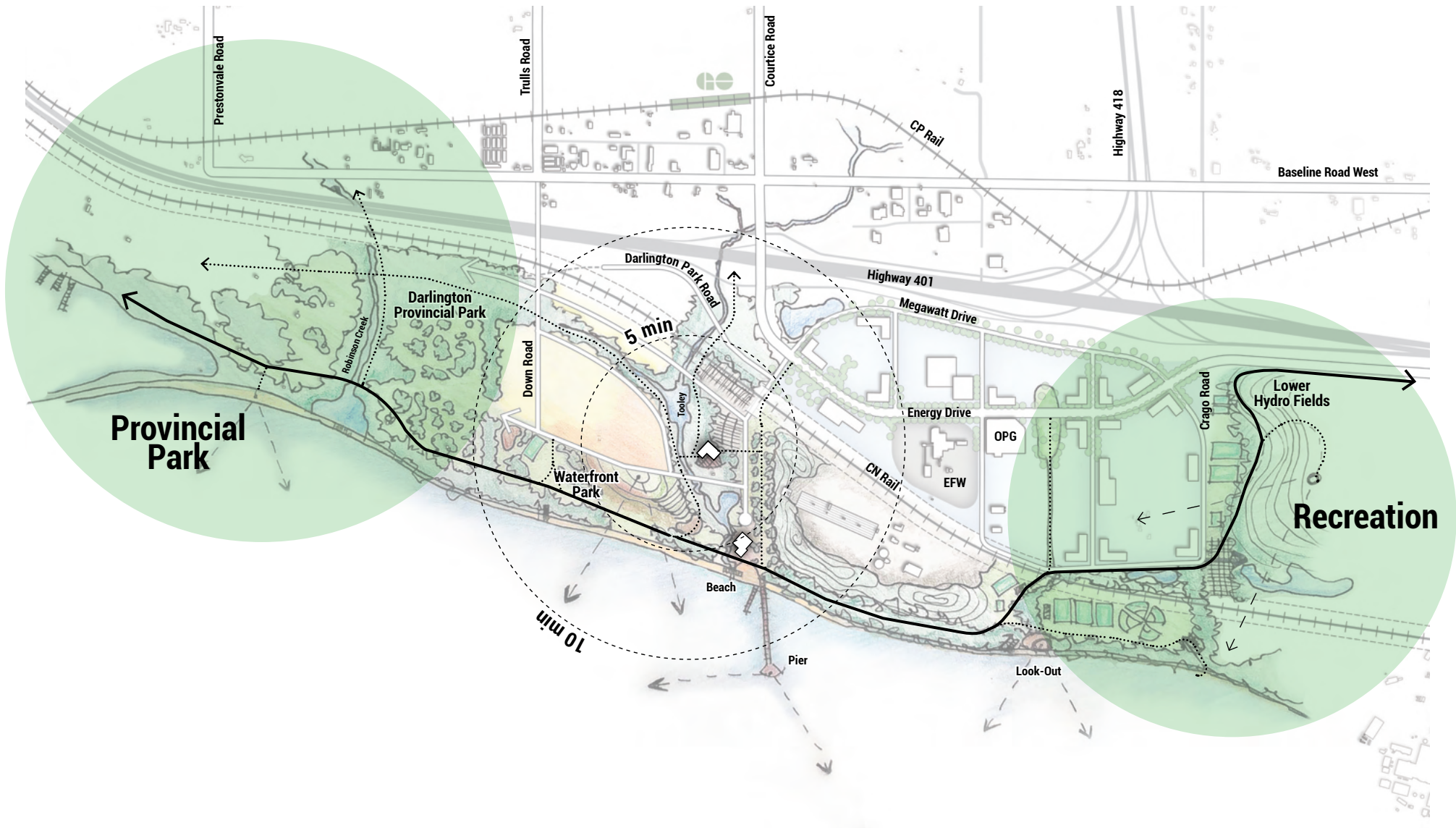
# The Vision

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

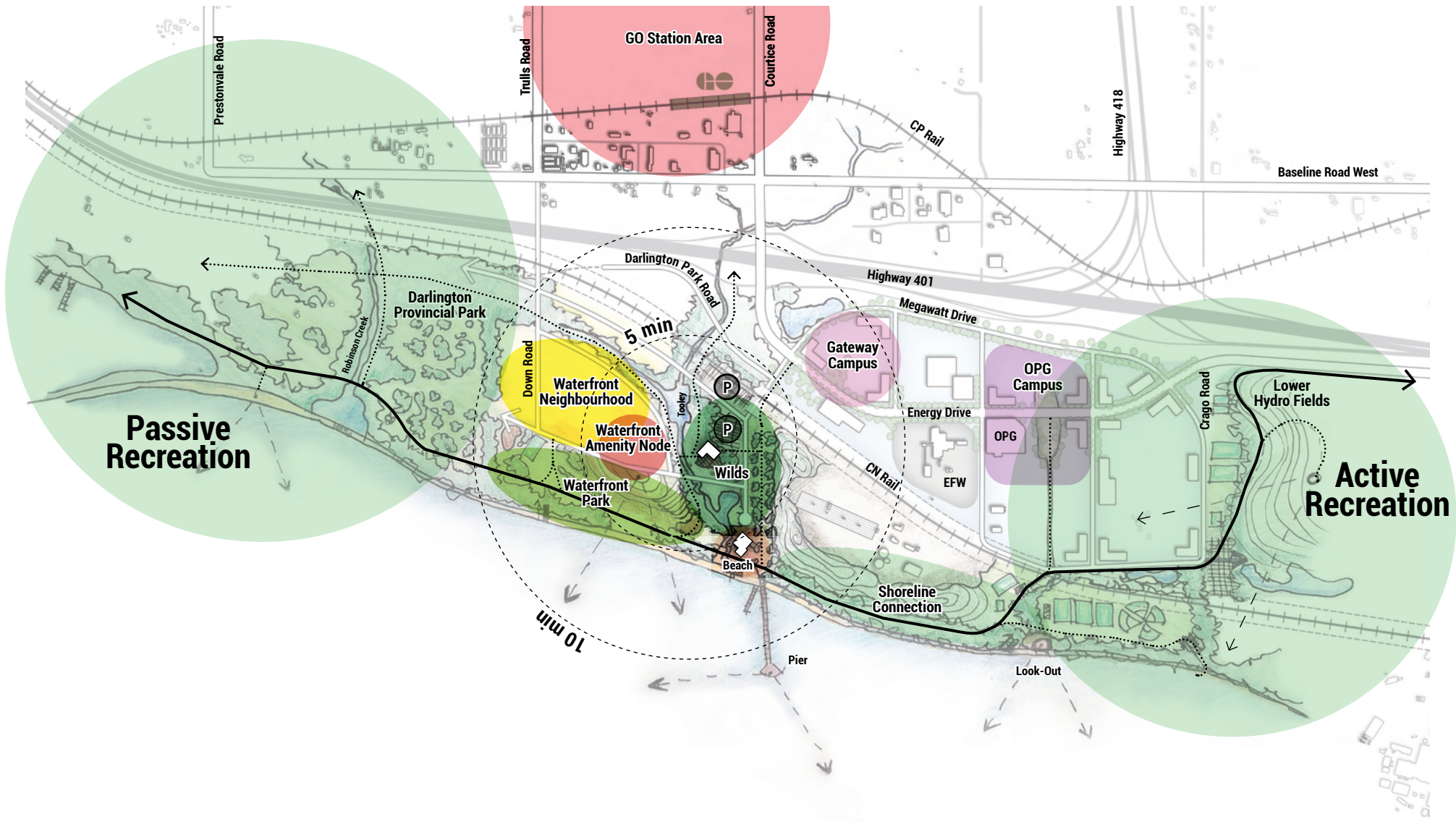
- **Develop the West Waterfront and Energy Park as distinct, yet linked places.**
- **Reinforce Clarington as a unique community in which people live, work and play.**
- **Comprise a large municipal waterfront park, a residential neighbourhood, commercial destination amenities, office and prestige industrial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



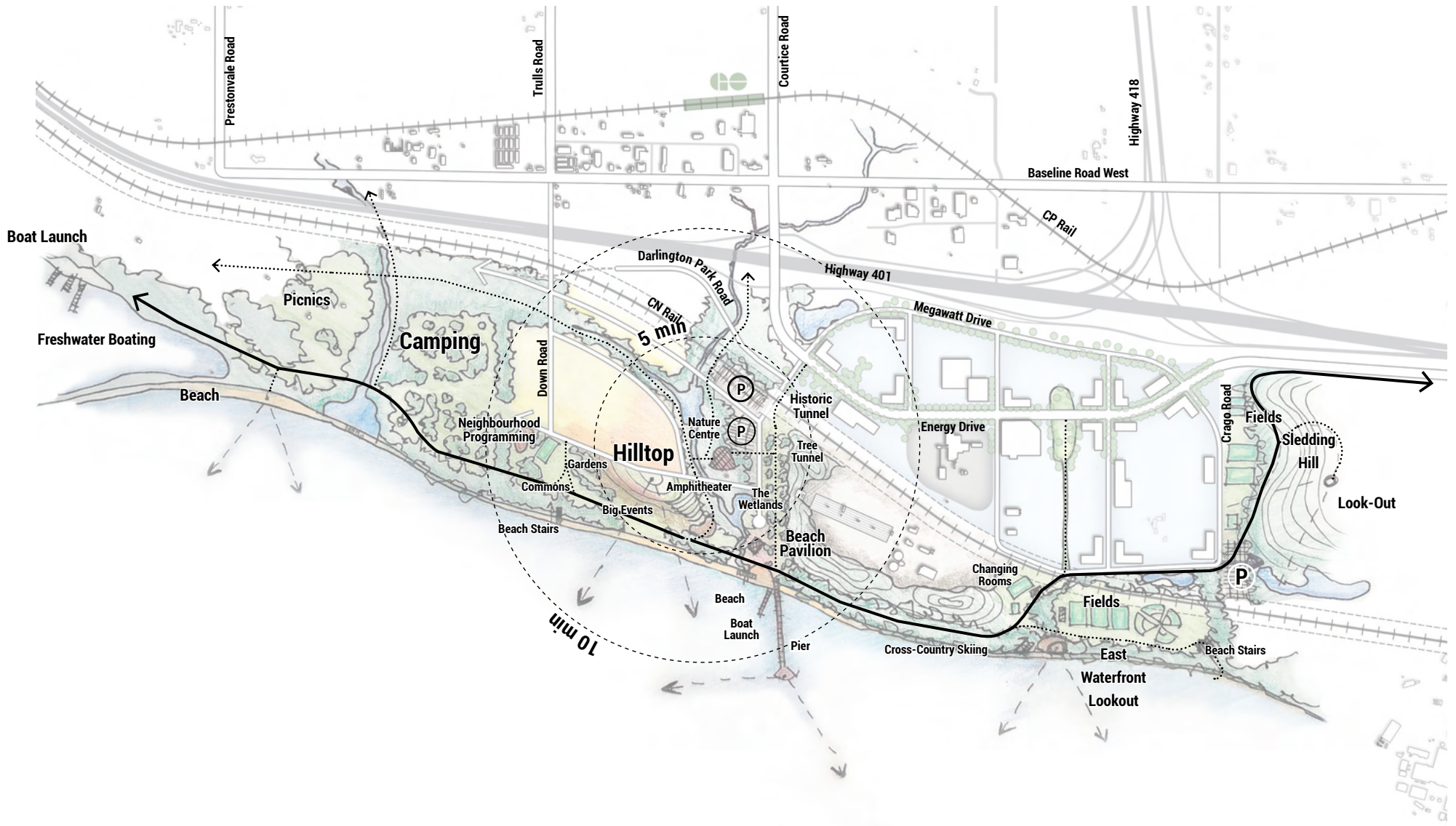
# The Waterfront is anchored by Darlington Provincial Park in the west and the Lower Hydro Fields in the east



# 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
<b>Conservation</b>				
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	✓
<b>Diversity</b>				
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.	✓✓✓	✓✓✓	✓
<b>Accessibility</b>				
5	Provide multiple road connections to the waterfront.	X	✓✓✓	✓
6	Provide for direct pedestrian connections between the Courtice GO Station and the waterfront.	✓	✓✓✓	✓
<b>Place-Making</b>				
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

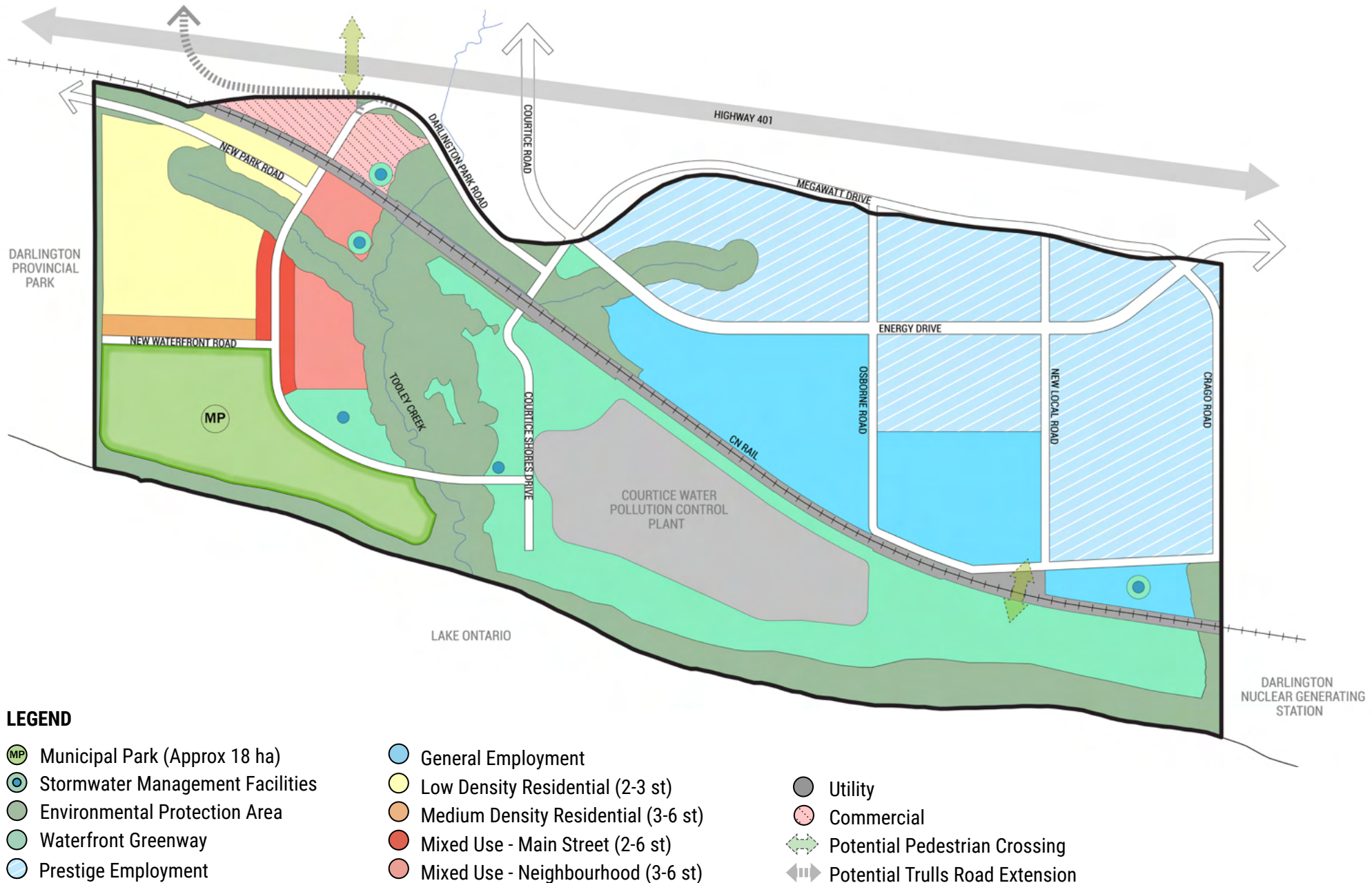


3 - THE VILLAGE OPTION

# 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



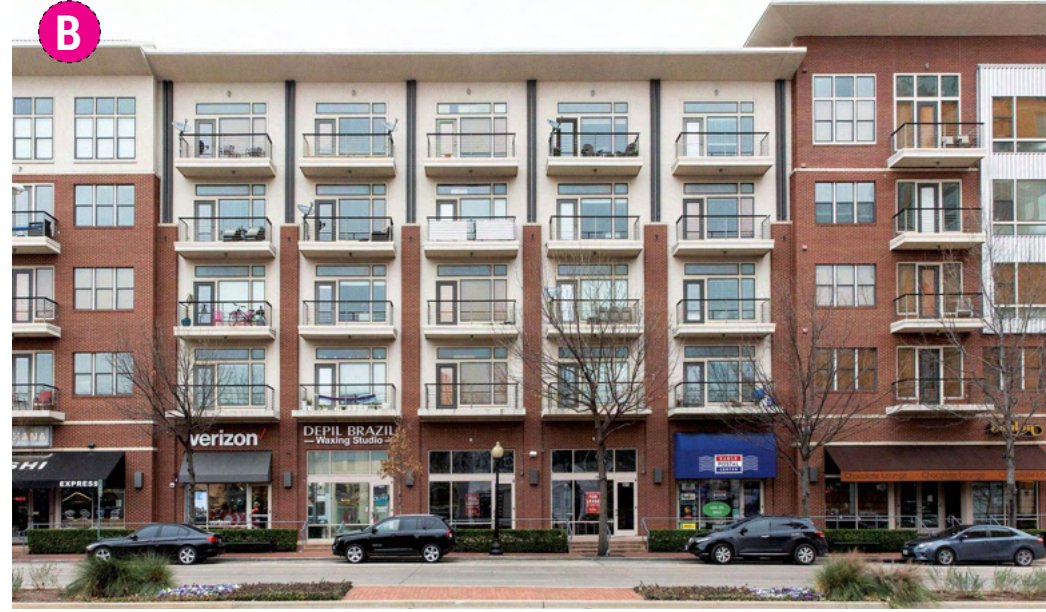
Port Credit, Mississauga



Liverpool Road, Pickering Waterfront

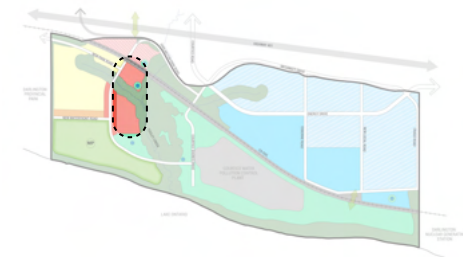


# Mixed Use - Main Street





# 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.



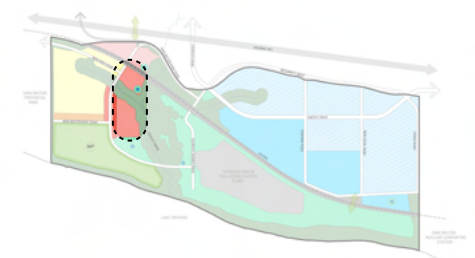
Port Credit, Mississauga



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



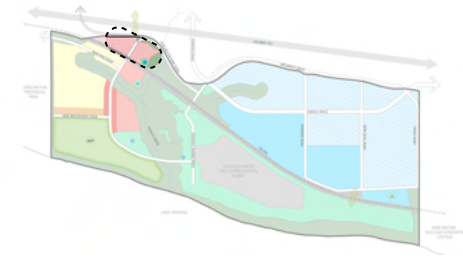


# Low Density Area





# 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 Courtyce Waterfront.





# Commercial



A



B



C



D



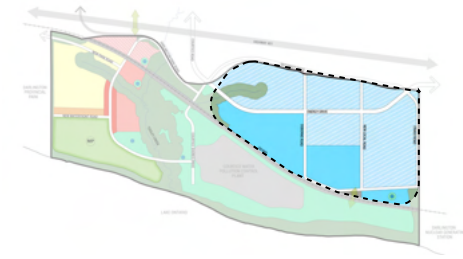


## **Prestige Employment**

**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**



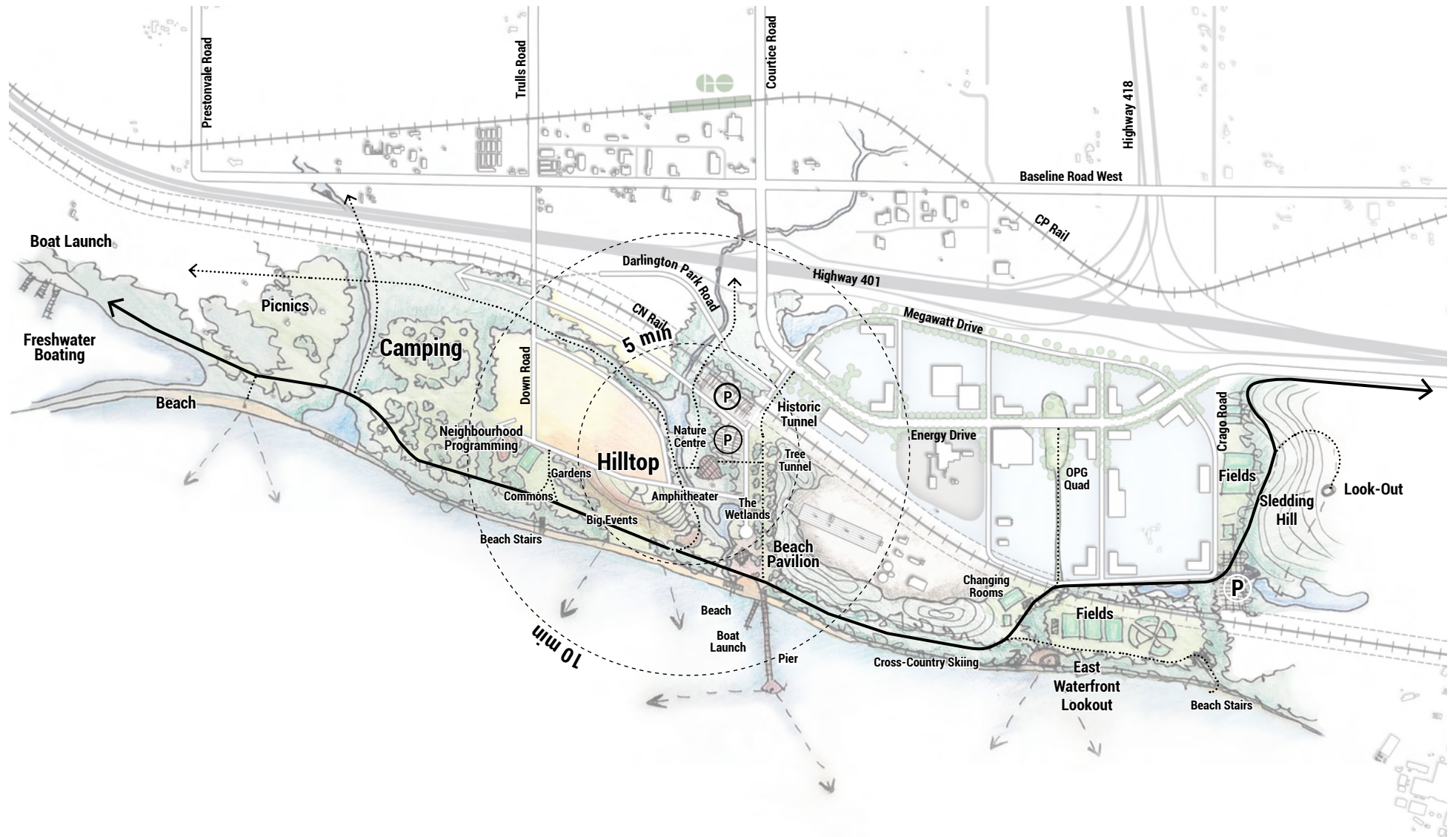
**General Employment**





# Developing a Conceptual Master Plan for the Municipal-Wide Park

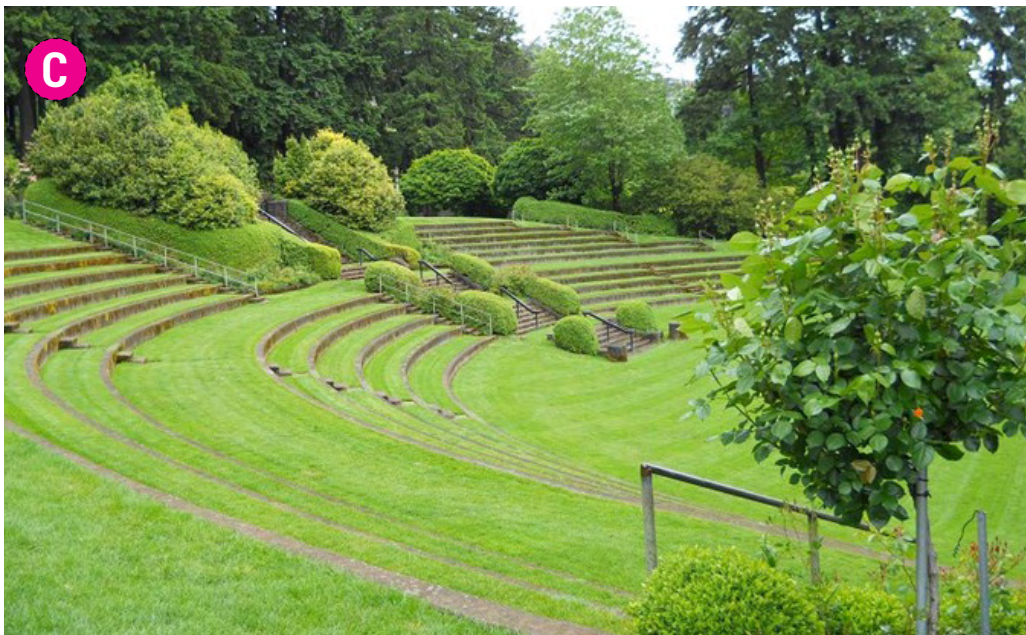
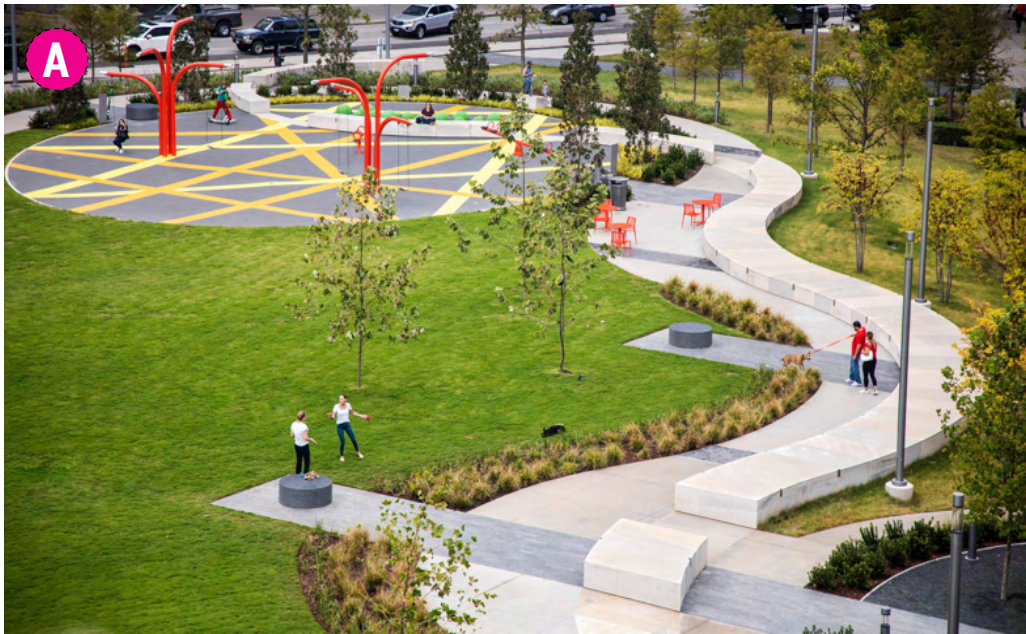
# The park will be a significant addition to the waterfront, providing opportunities for a range of amenities



## **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

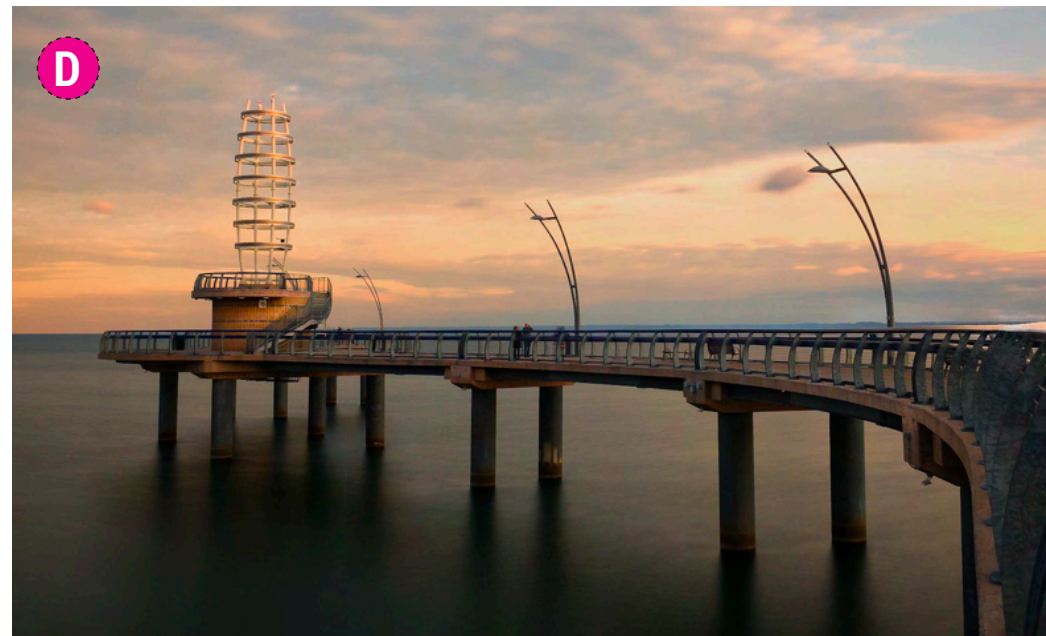
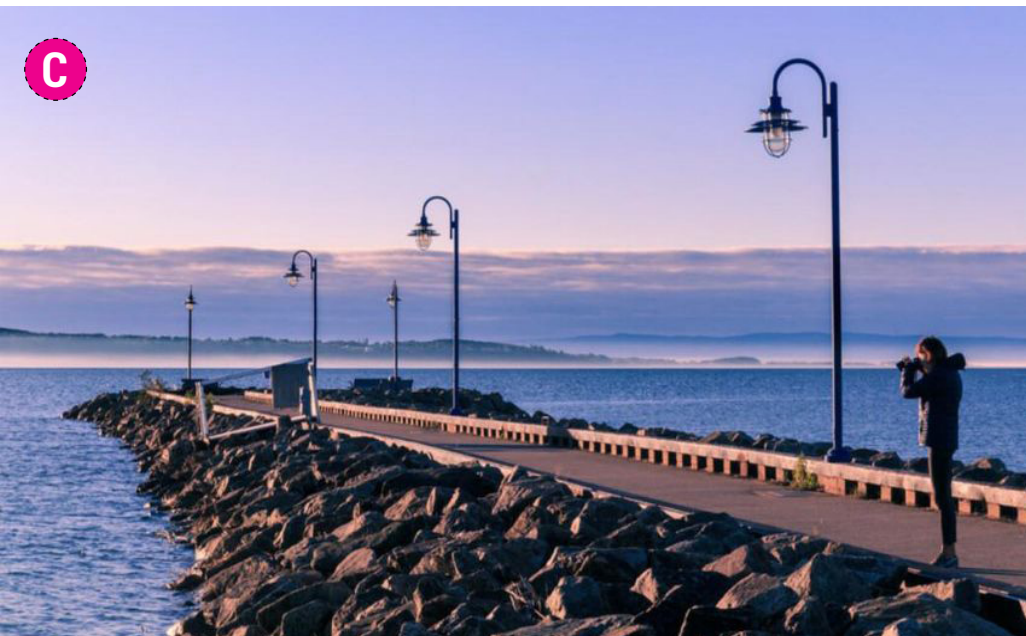
# Potential Gathering Spaces and Other Amenities



# Potential Recreation Facilities

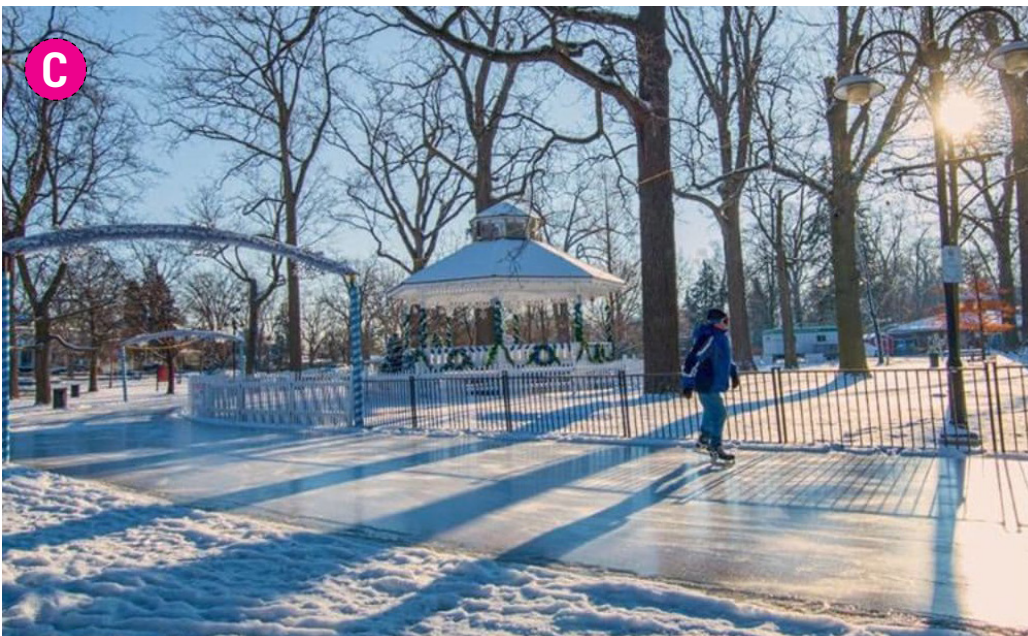


# Potential Water-Based Activities





# Potential Winter Activities



**WARNING**  
STEEP  
BLUFF  
STAY  
WELL BACK  
FROM  
EDGE

# Q&A and Next Steps

# Using the Q&A Feature

You are viewing Urban Strategies' screen View Options ▾

Question and Answer

All questions (1) My questions

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1

3

Type your question here...

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1

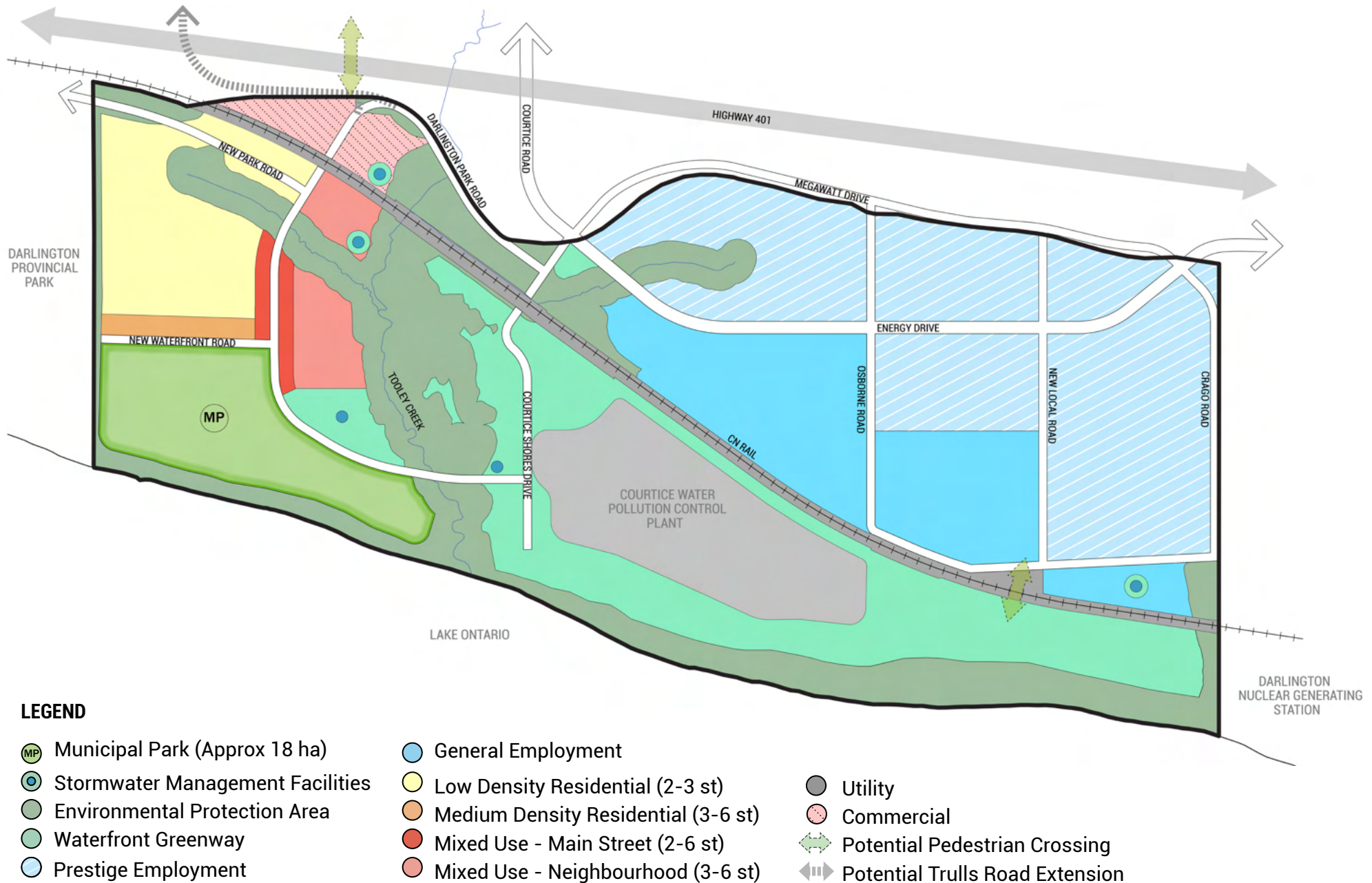
Audio Settings ^

Chat Raise Hand Q&A Leave

# **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**

A landscape photograph with a green tint. The foreground is filled with tall grass. In the middle ground, there are trees and a field. In the background, there is a body of water and some industrial buildings, including a tall chimney. The sky is filled with clouds.

**THANK YOU!**