

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?

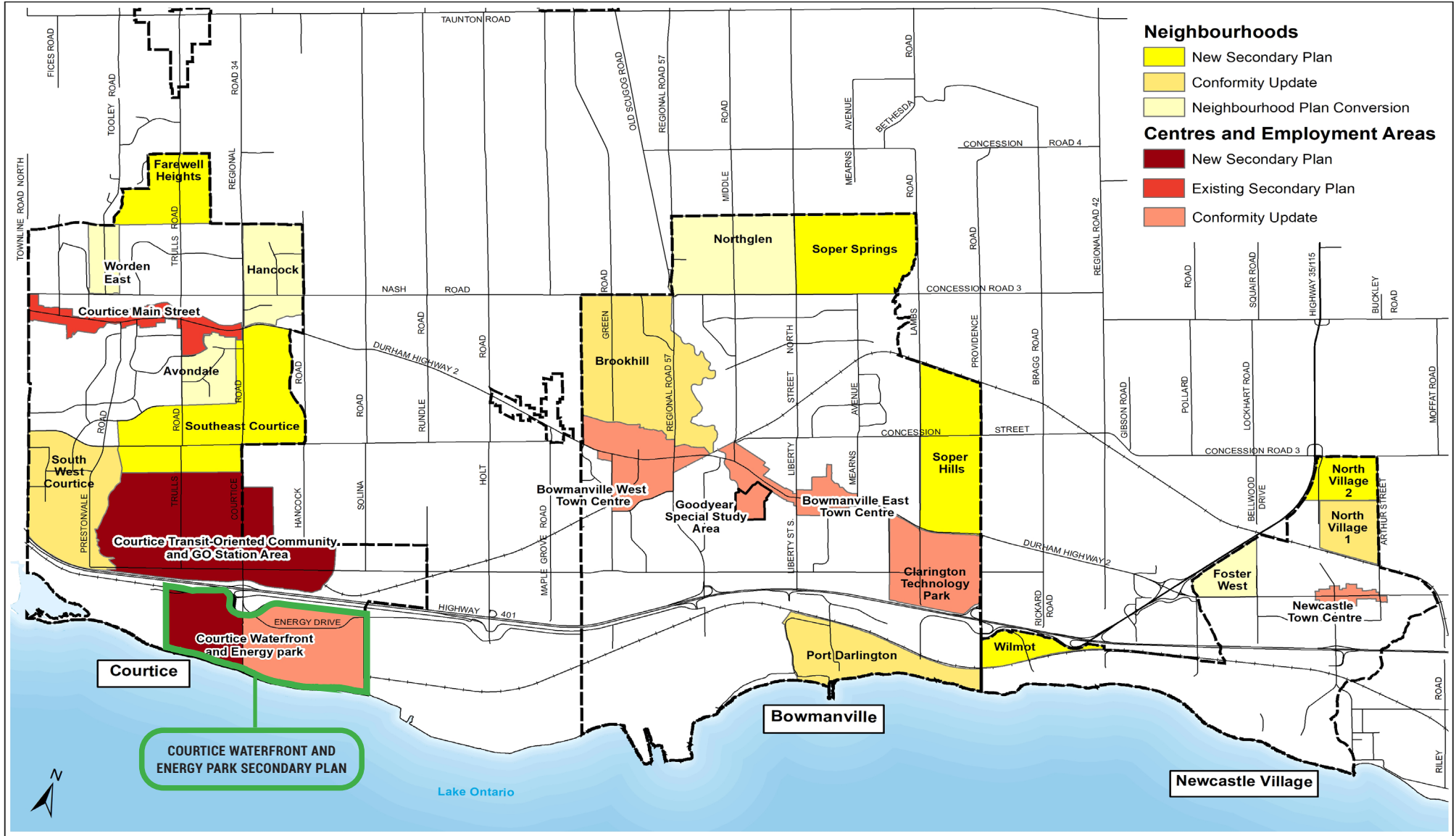
Adds details to the objectives and policies of Clarington's Official Plan to fit the local context.

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

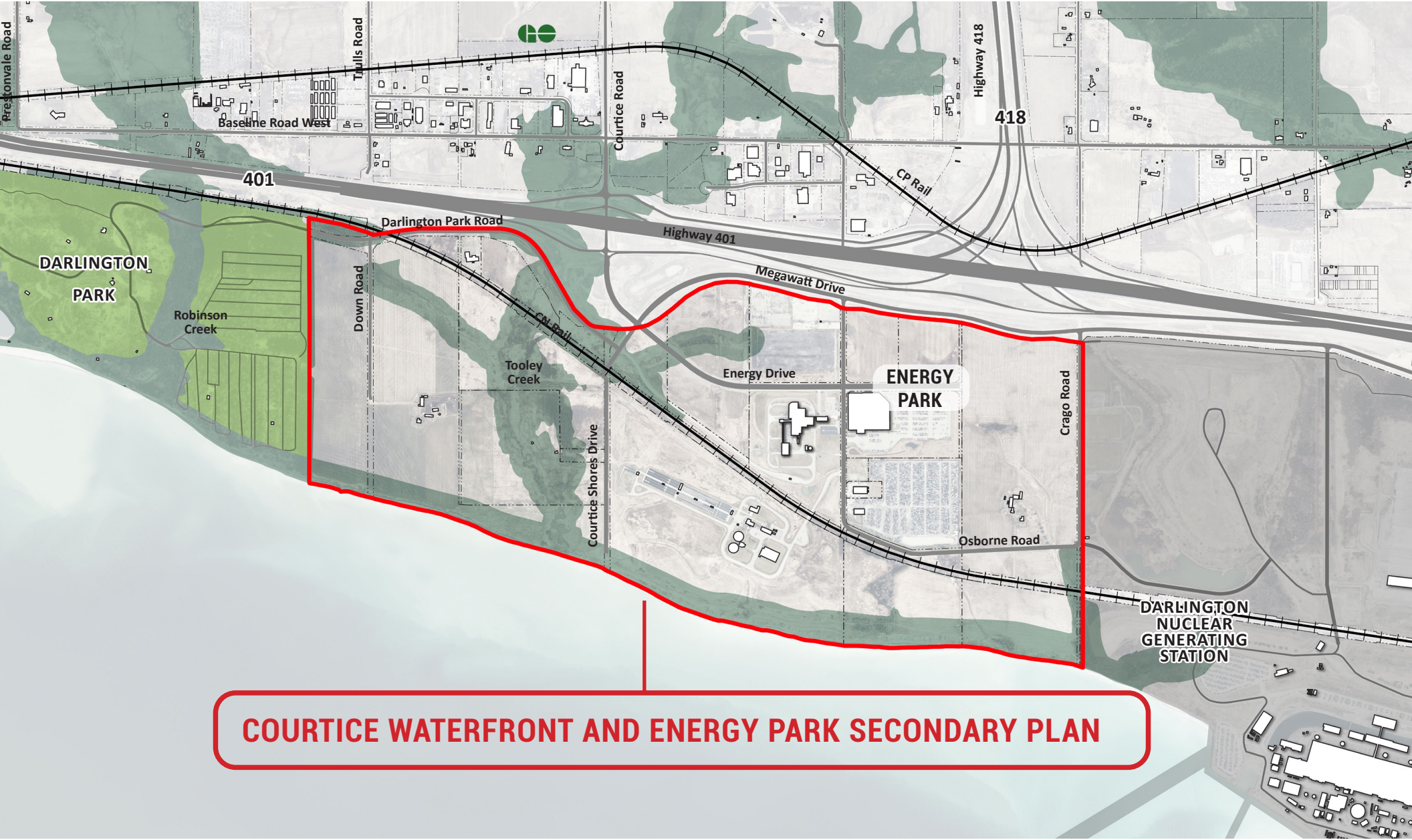
Promotes a desired type and form of physical development in a specific area.

Guides public and private investment around infrastructure.

Secondary Plans in Clarington



The Courtice Waterfront and Energy Park Project Area



COURTICE WATERFRONT AND ENERGY PARK SECONDARY PLAN

Planning Process

PHASE 1

PHASE 2

PHASE 3

**Analysis &
Visioning**

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

**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

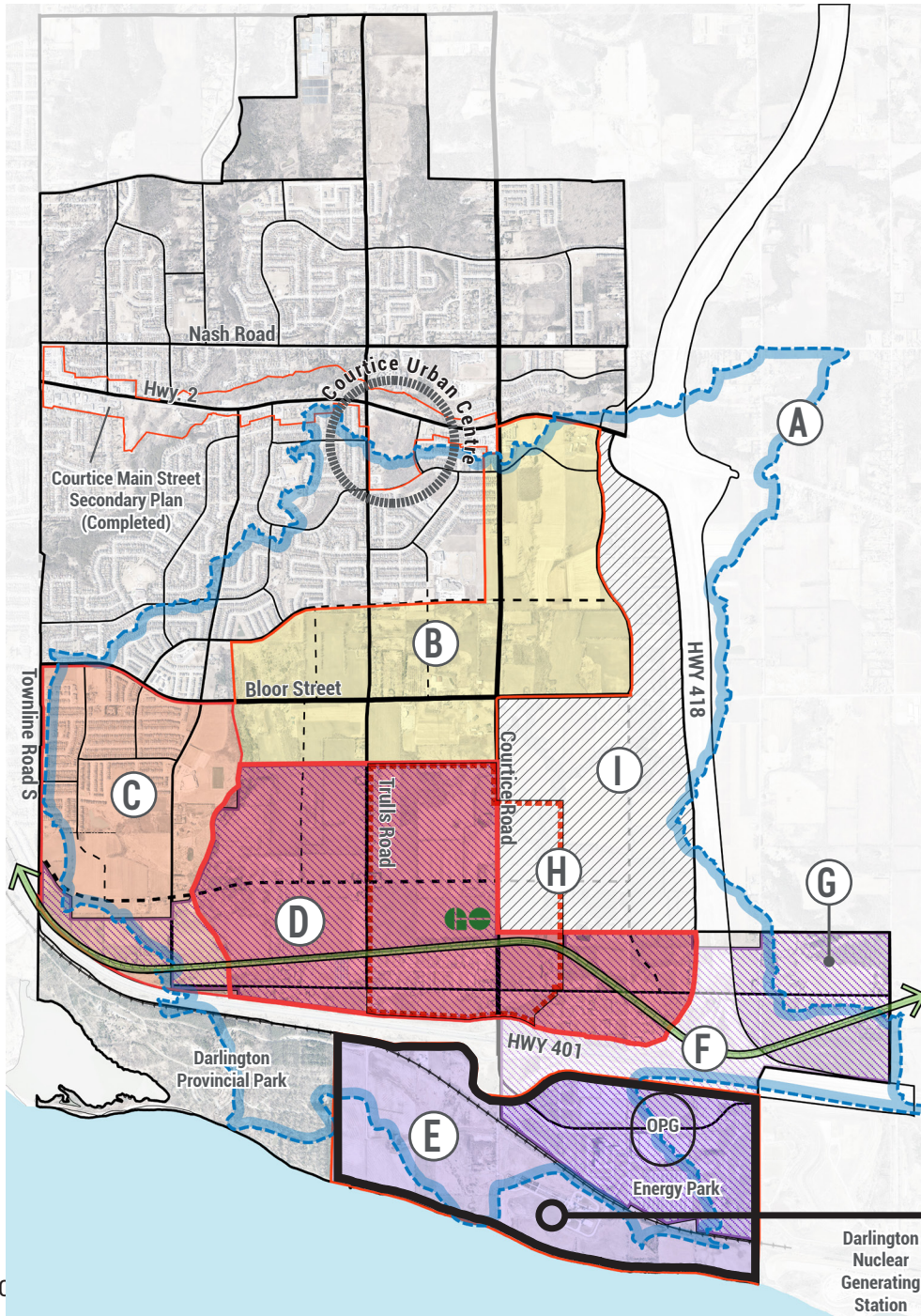
Who received the Notice:

- 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:

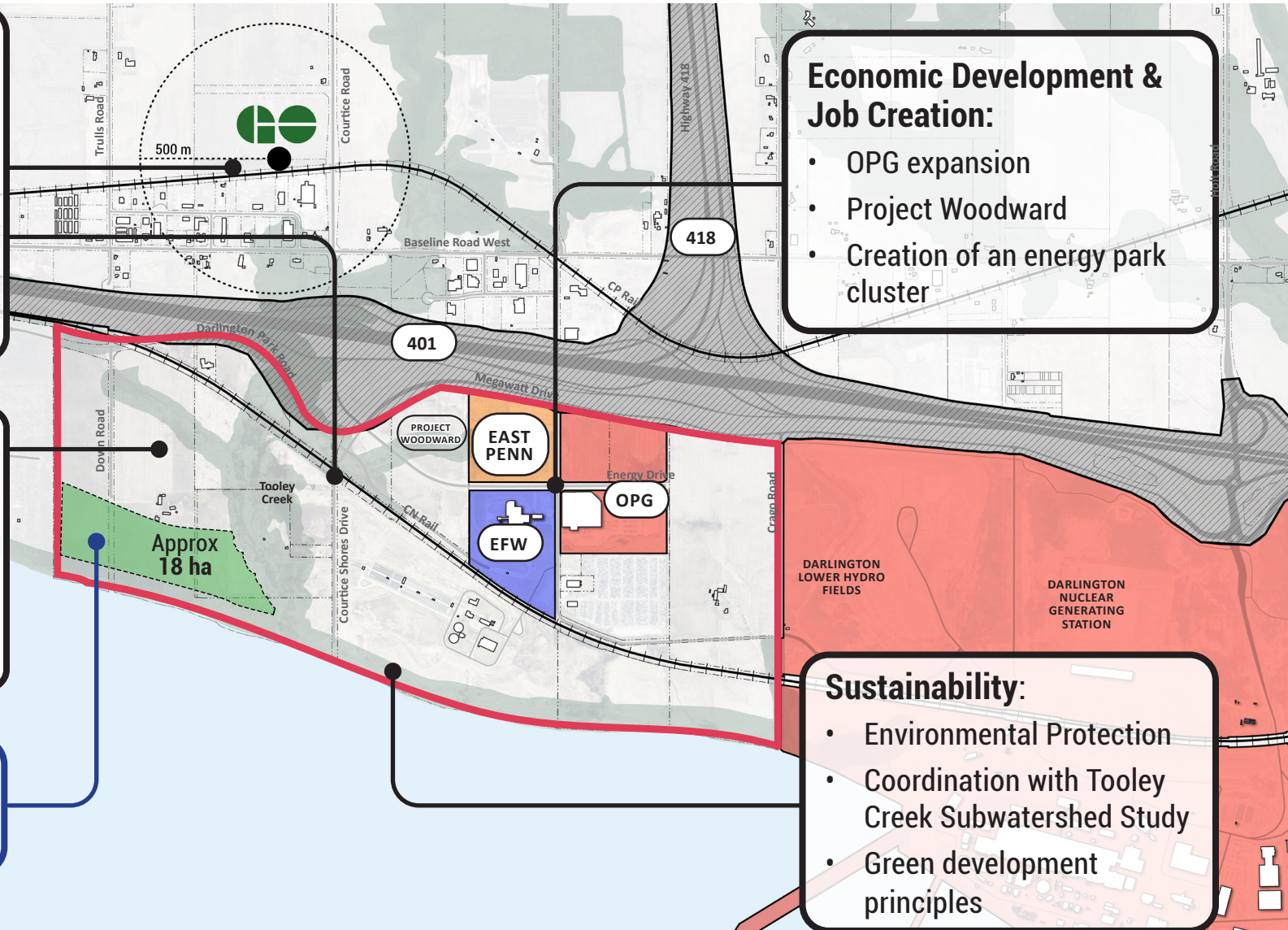
- Municipal-wide waterfront park

Economic Development & Job Creation:

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

Sustainability:

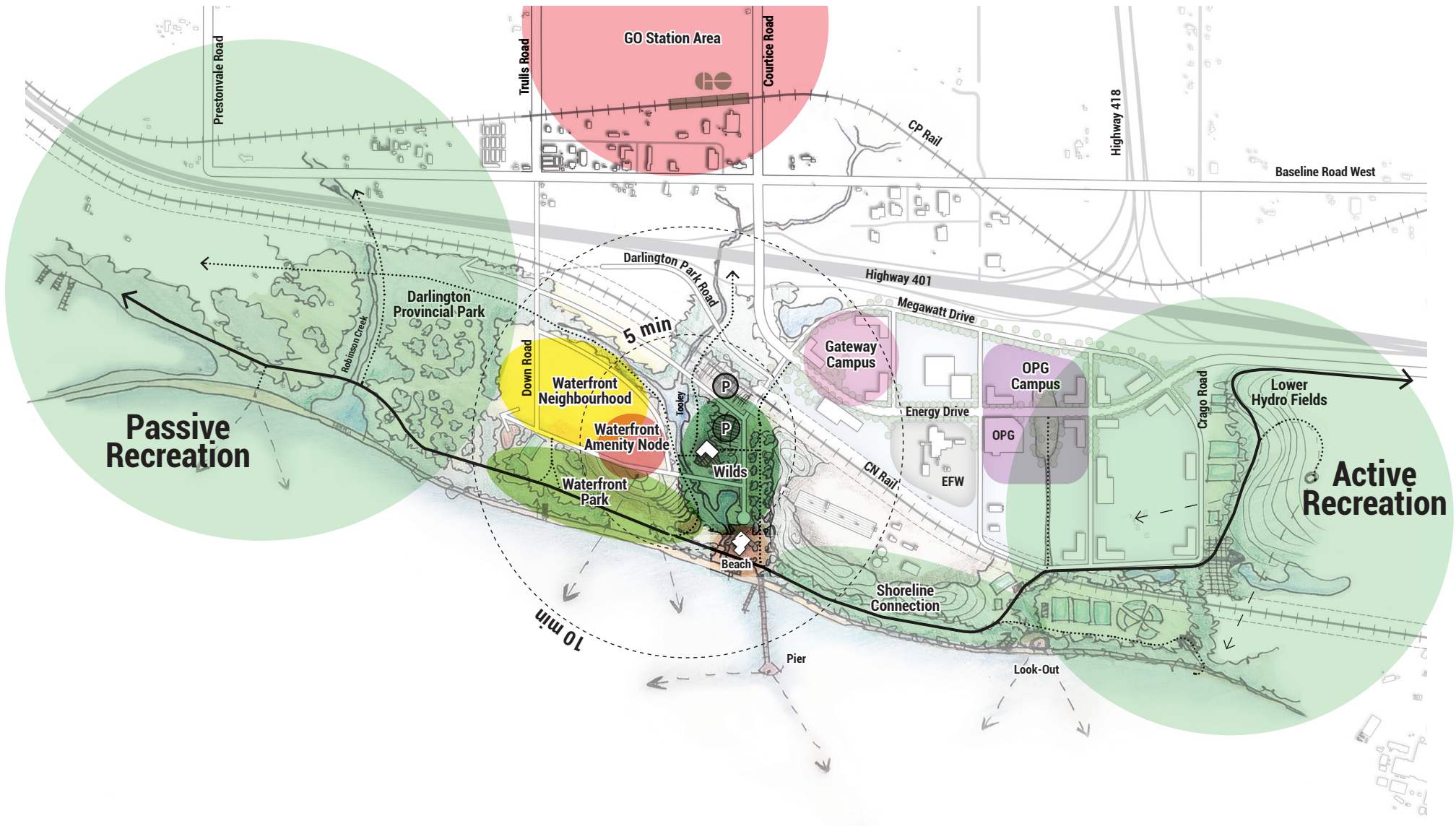
- Environmental Protection
- Coordination with Tooley Creek Subwatershed Study
- Green development principles



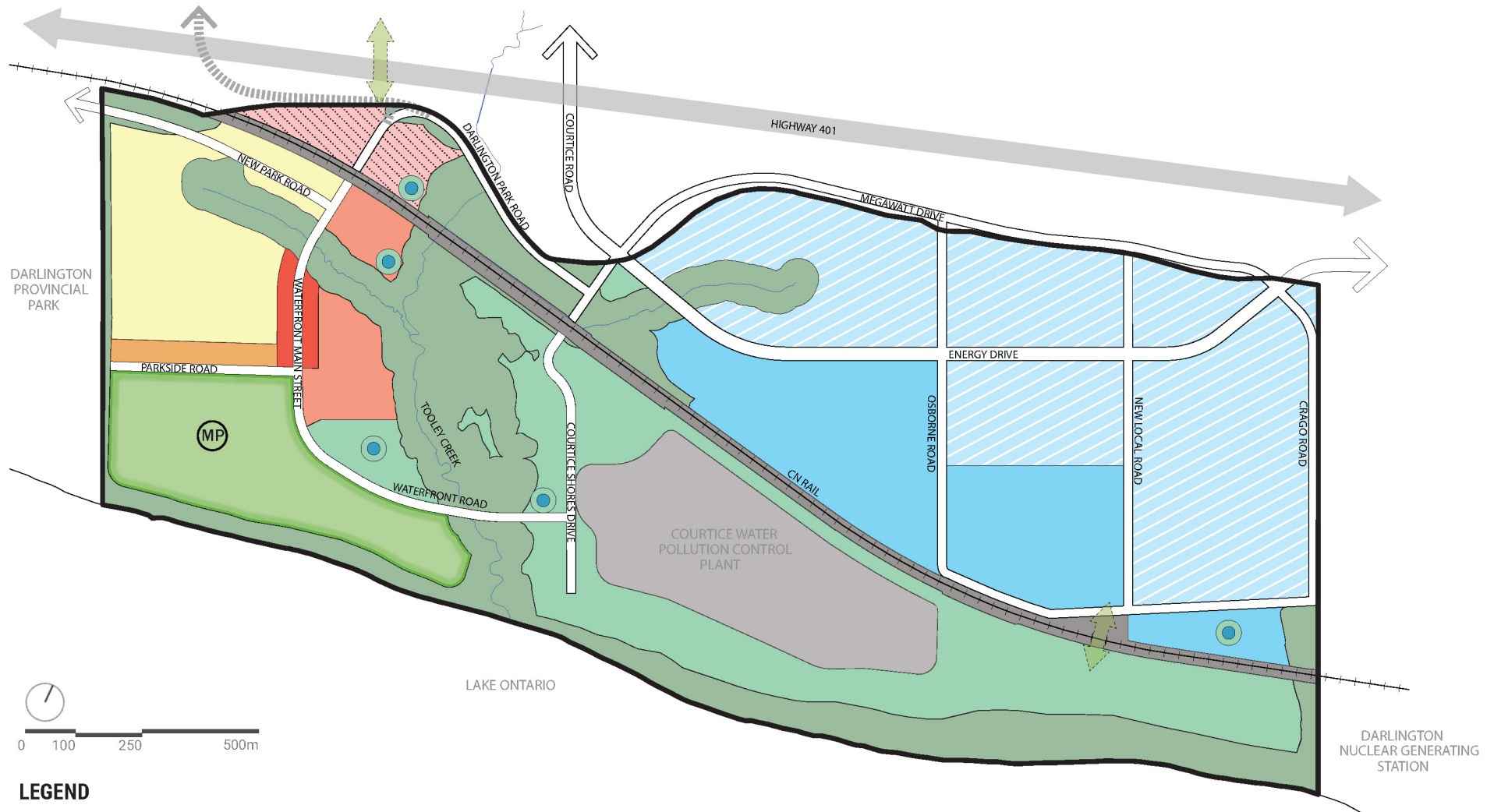
Vision for the Courtyce Waterfront & Energy Park

- **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 - Courtyce Waterfront

	Designation	Heights	Minimum Density	Uses
	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 comemrcial 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.
	Courtyce 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 - Courtyce Waterfront



 Low-Density Residential



 Medium Density Residential



 Mixed Use - Main Street



 Mixed Use - Neighbourhood





 Mixed Use - Neighbourhood



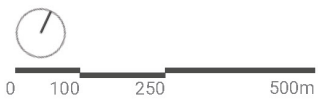
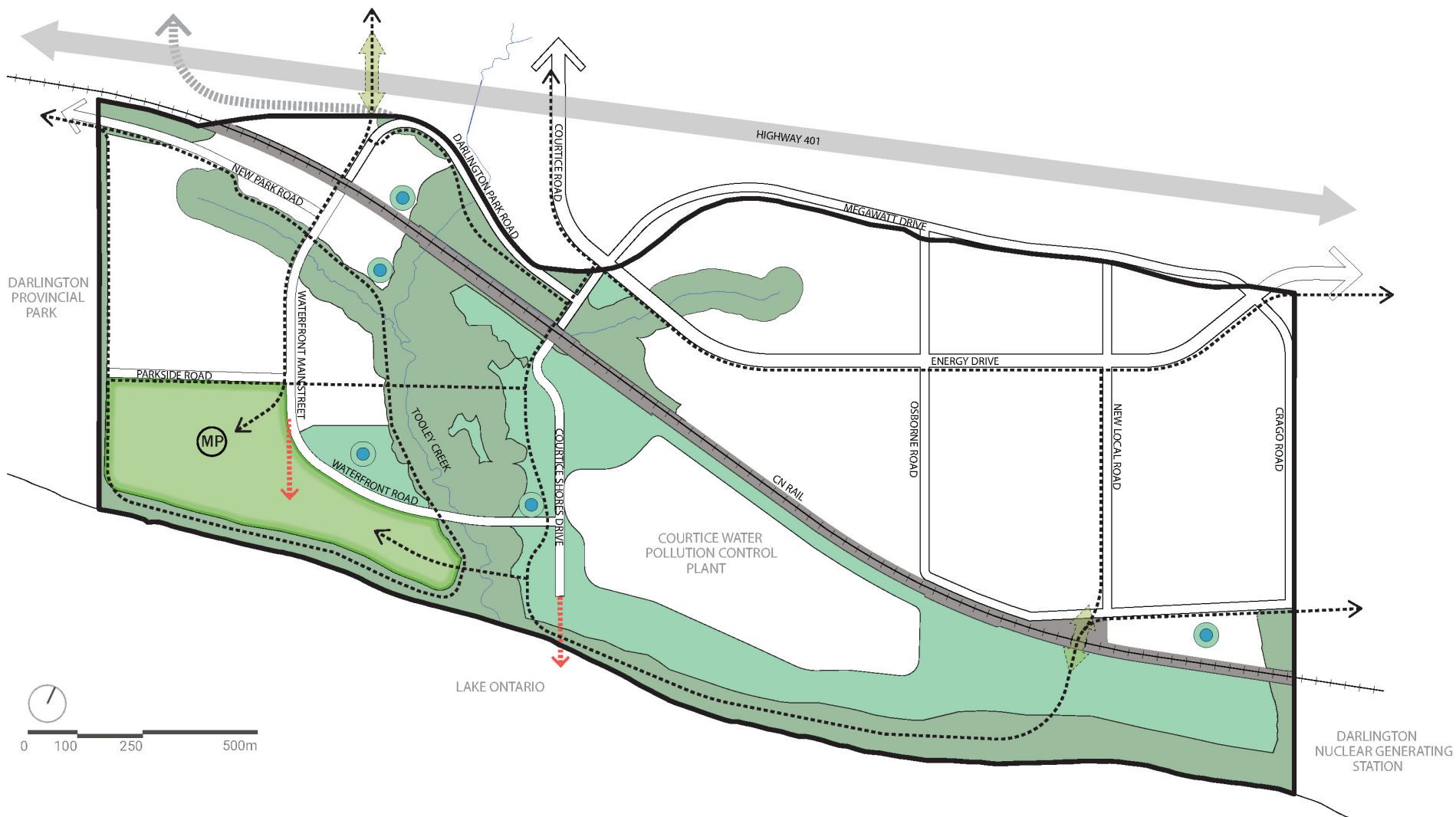
 Gateway Commercial

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; Research & development facilities; Ancillary commercial uses.
 General Employment	High-occupancy and low-occupancy employment uses.	Offices; Research and development facilities; Light industrial uses; Warehousing and distribution facilities; and, Factory retail outlets as a secondary use.



Draft Open Space Network



LEGEND

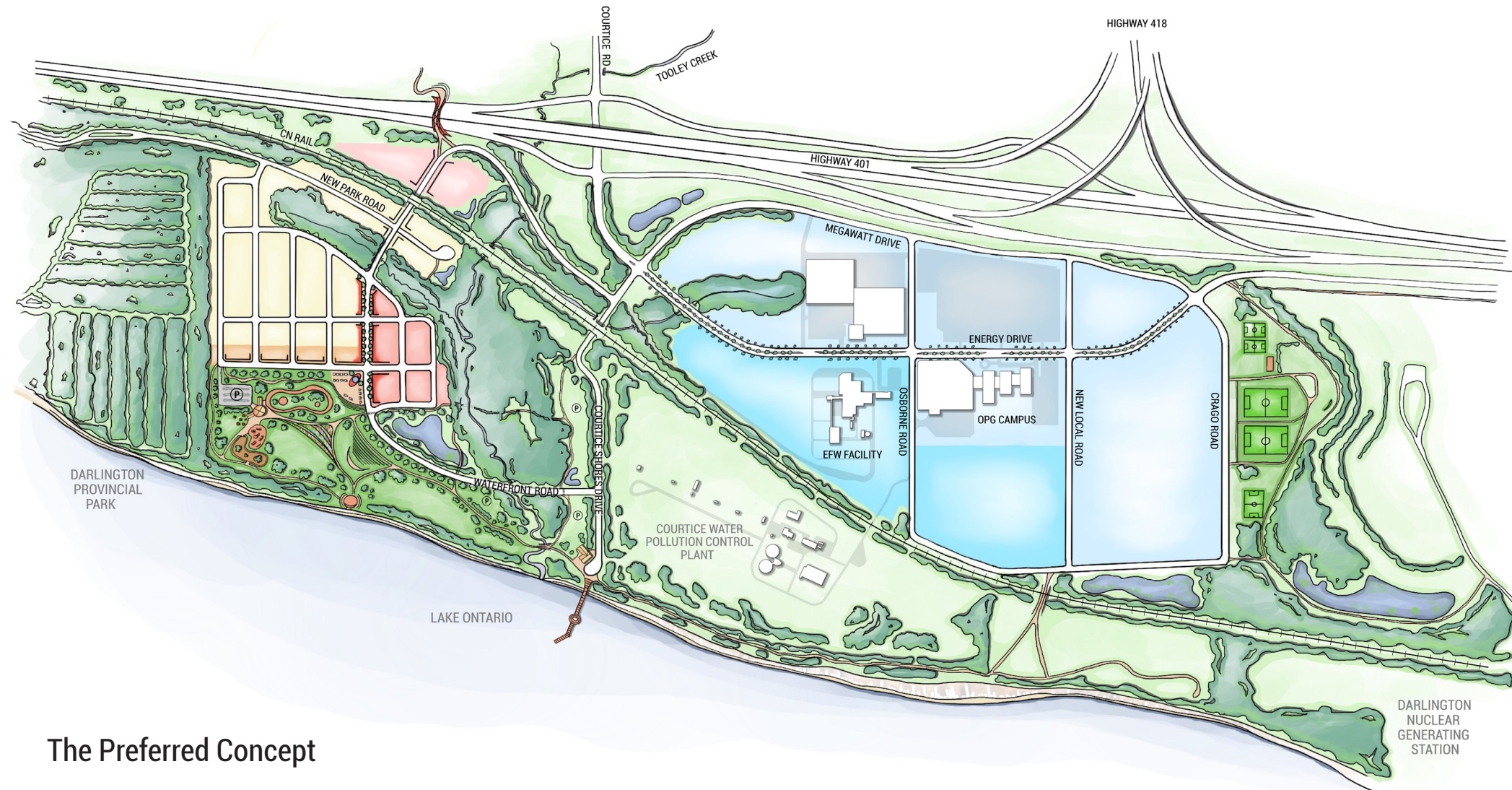
- Courtice Waterfront Park
- Stormwater Management Facilities
- Environmental Protection Area
- Waterfront Greenway
- Potential Pedestrian Crossing
- Potential Trulls Road Extension
- Key View
- Active Transportation Connections *

*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.

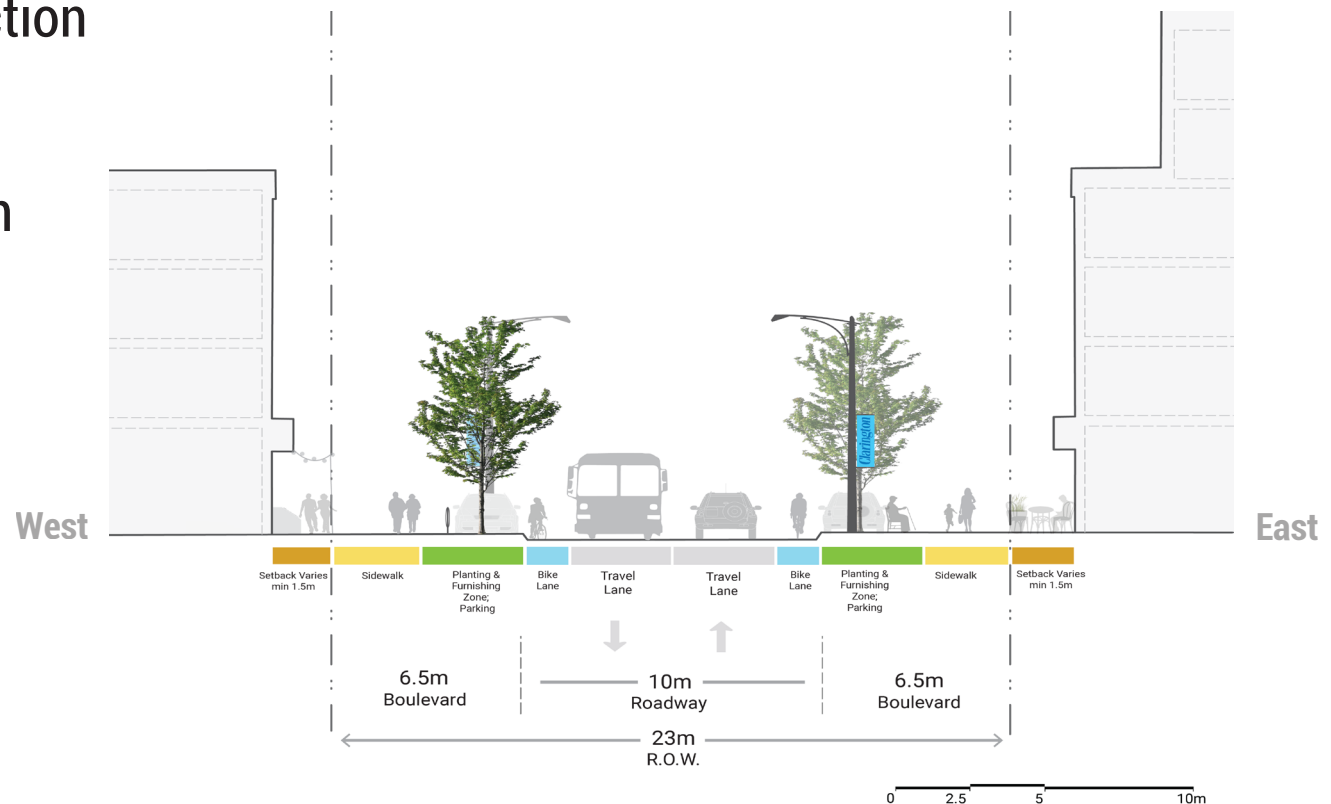


The Preferred Concept

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



THANK YOU!