



Courtice Waterfront + Energy Park Secondary Plan

Vision Workshop
5 March 2020

We want to think big about
the opportunity to create
a waterfront destination.

We want to capitalize on the new OPG campus to grow the Energy Park and provide amenities and connections for the coming 2,000 employees.

We want to provide
a signature park, with
recreational uses and public
access to the water's edge.

We want to support
the development of a
mixed use community
on the Down Road Lands.

We want the waterfront to be
a significant place for all of
Clarington.

TODAY'S AGENDA

6:00 - 6:10

WELCOME AND INTRODUCTIONS

6:10 - 6:30

PRESENTATION

6:30 - 7:00

DISCUSSION 1 - WATERFRONT PARK

7:00 - 7:30

DISCUSSION 2 - LAND USE & CHARACTER

7:30 - 7:55

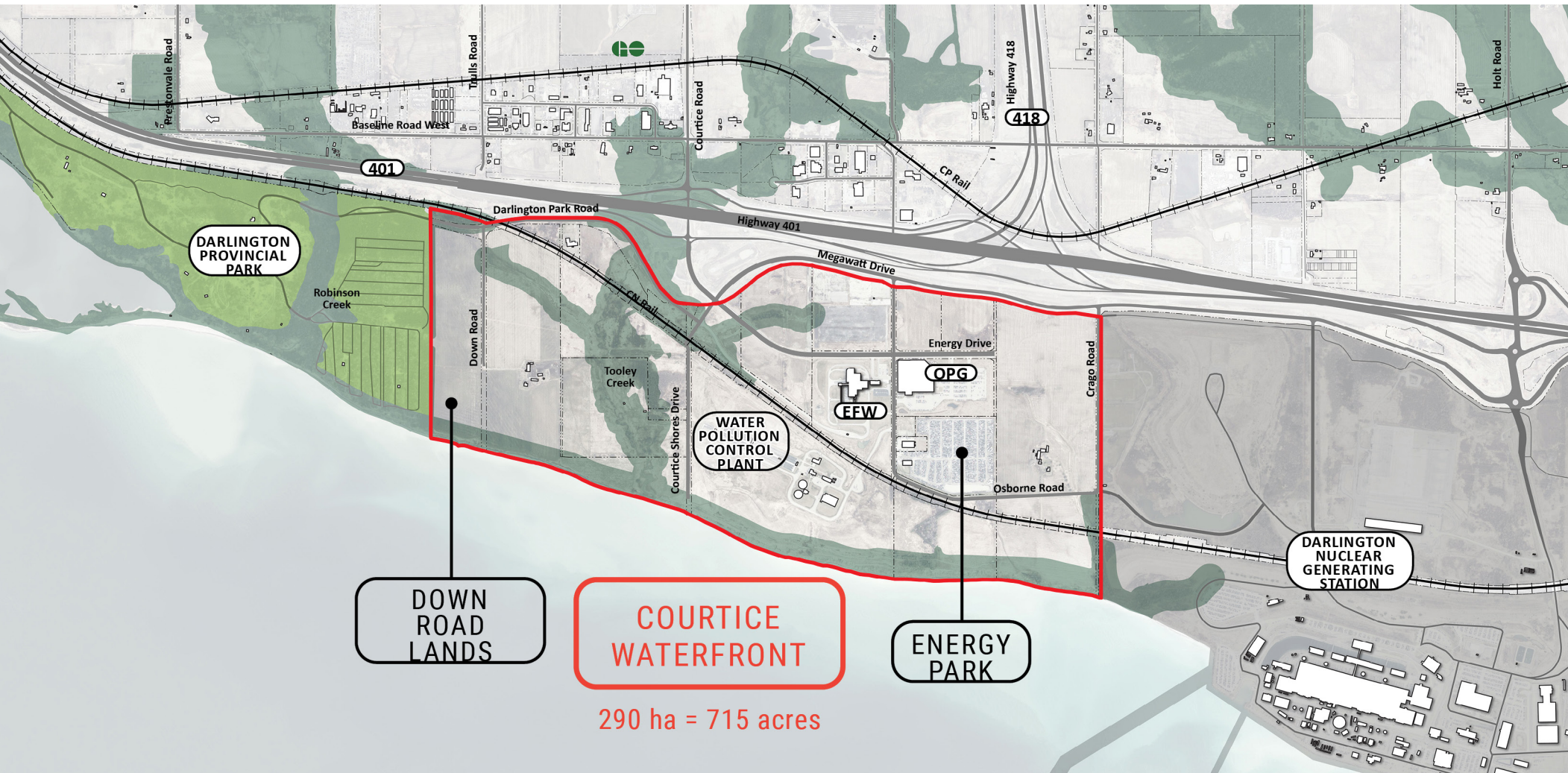
REPORT BACK & PLENARY

7:55 - 8:00

NEXT STEPS

CONTEXT AND PROCESS

PROJECT AREA



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

THE ENERGY PARK



The Energy Park already has existing anchors such as Durham's EFW facility, and OPG's Darlington Energy Complex.

THE DOWN ROAD LANDS



The Down Road Lands currently have agricultural uses as well as significant natural features.

INVESTMENT IS COMING TO THE WATERFRONT



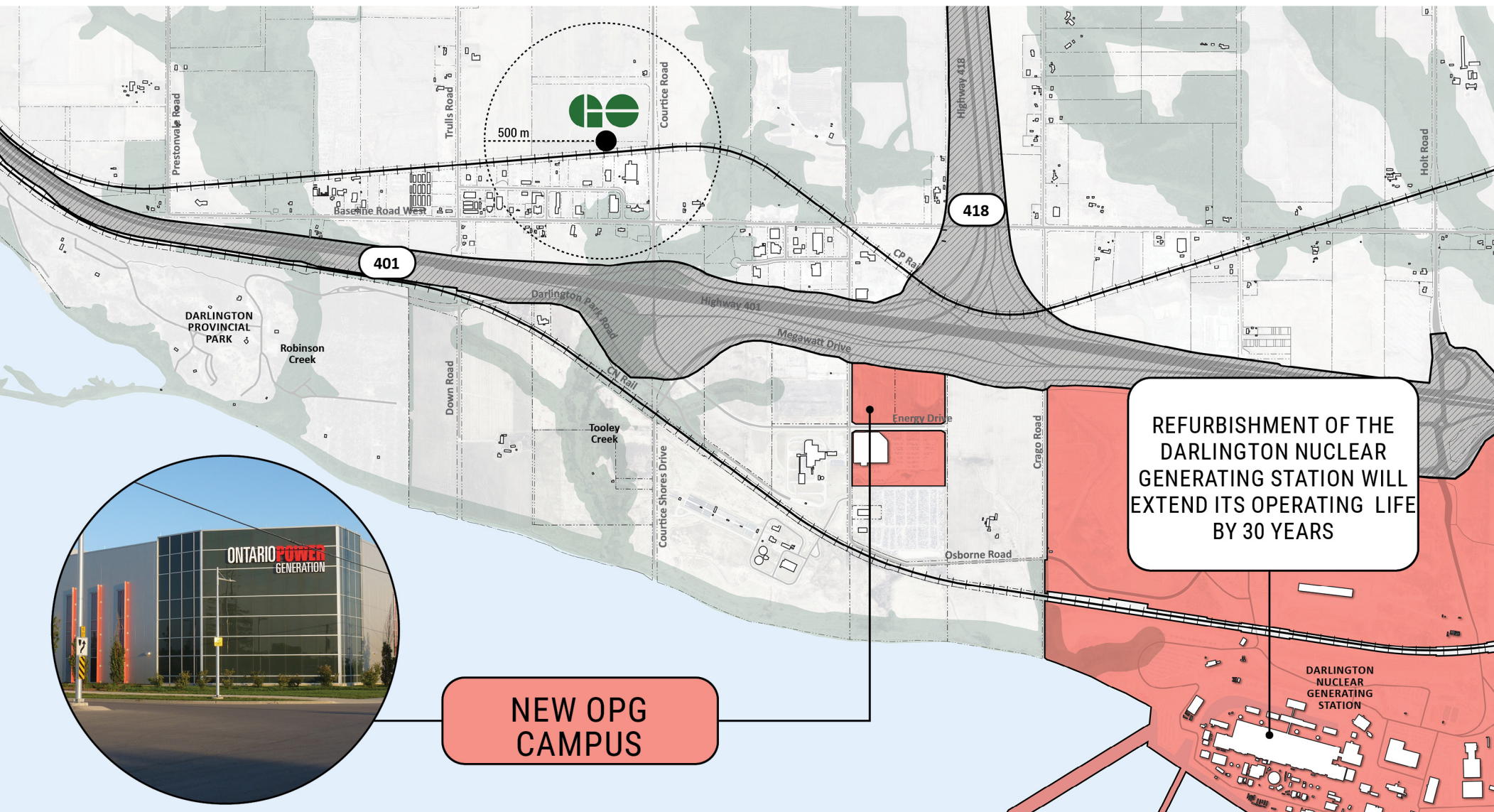
The highway network provides regional access to the waterfront.

INVESTMENT IS COMING TO THE WATERFRONT



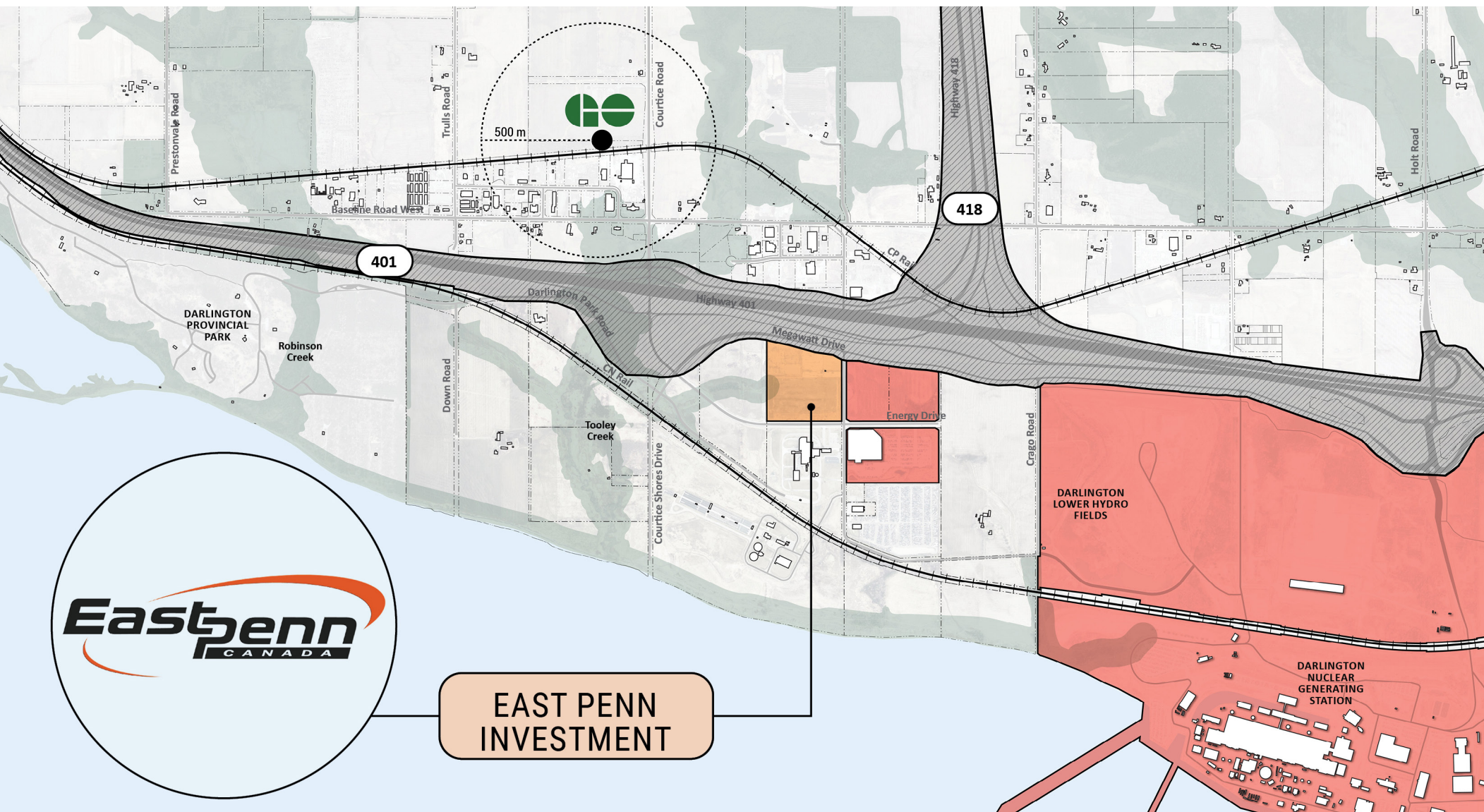
Expansion of GO's Lakeshore East rail line is being planned.

INVESTMENT IS COMING TO THE WATERFRONT



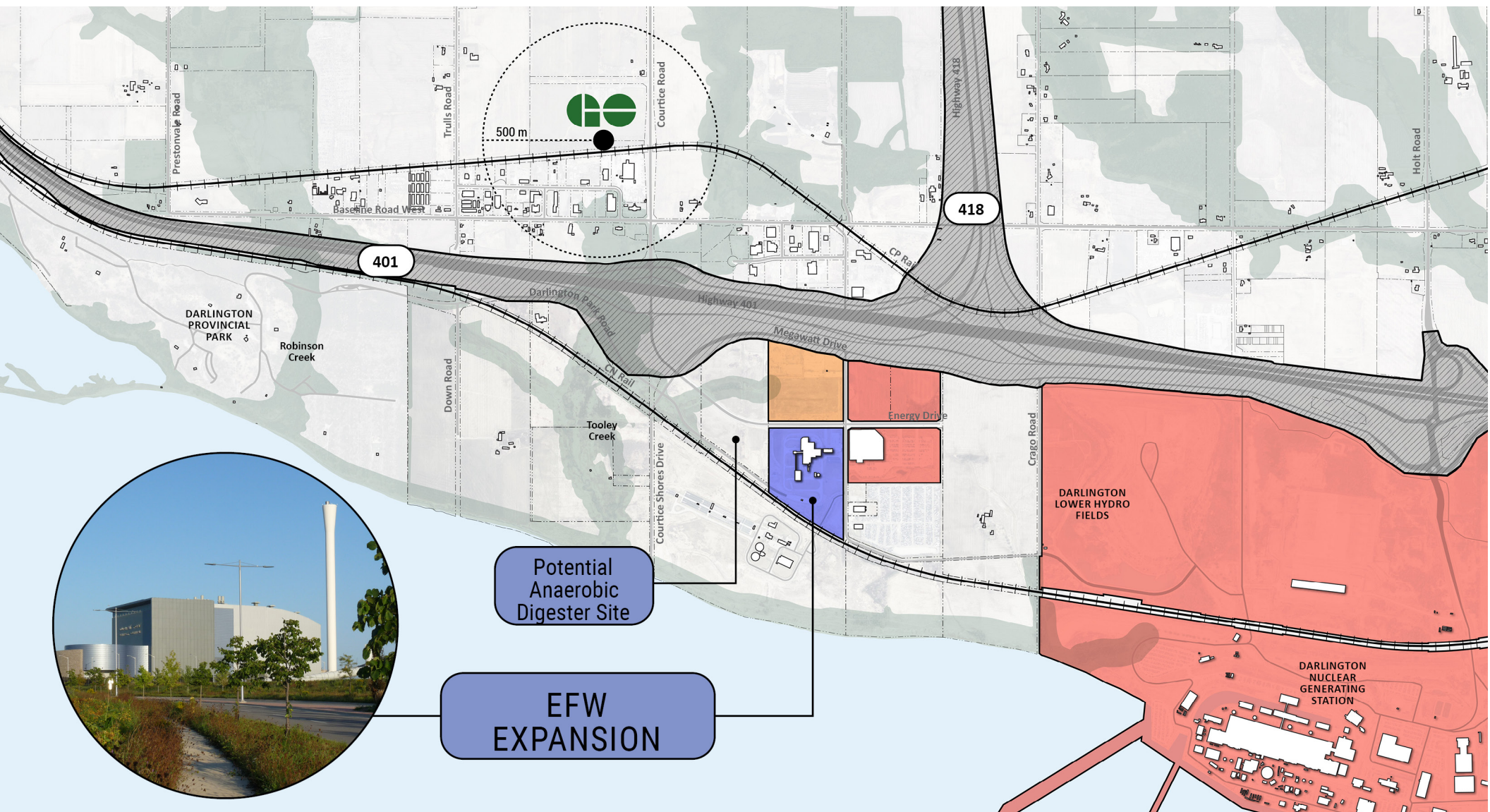
The OPG campus will host 2,000 jobs.

INVESTMENT IS COMING TO THE WATERFRONT



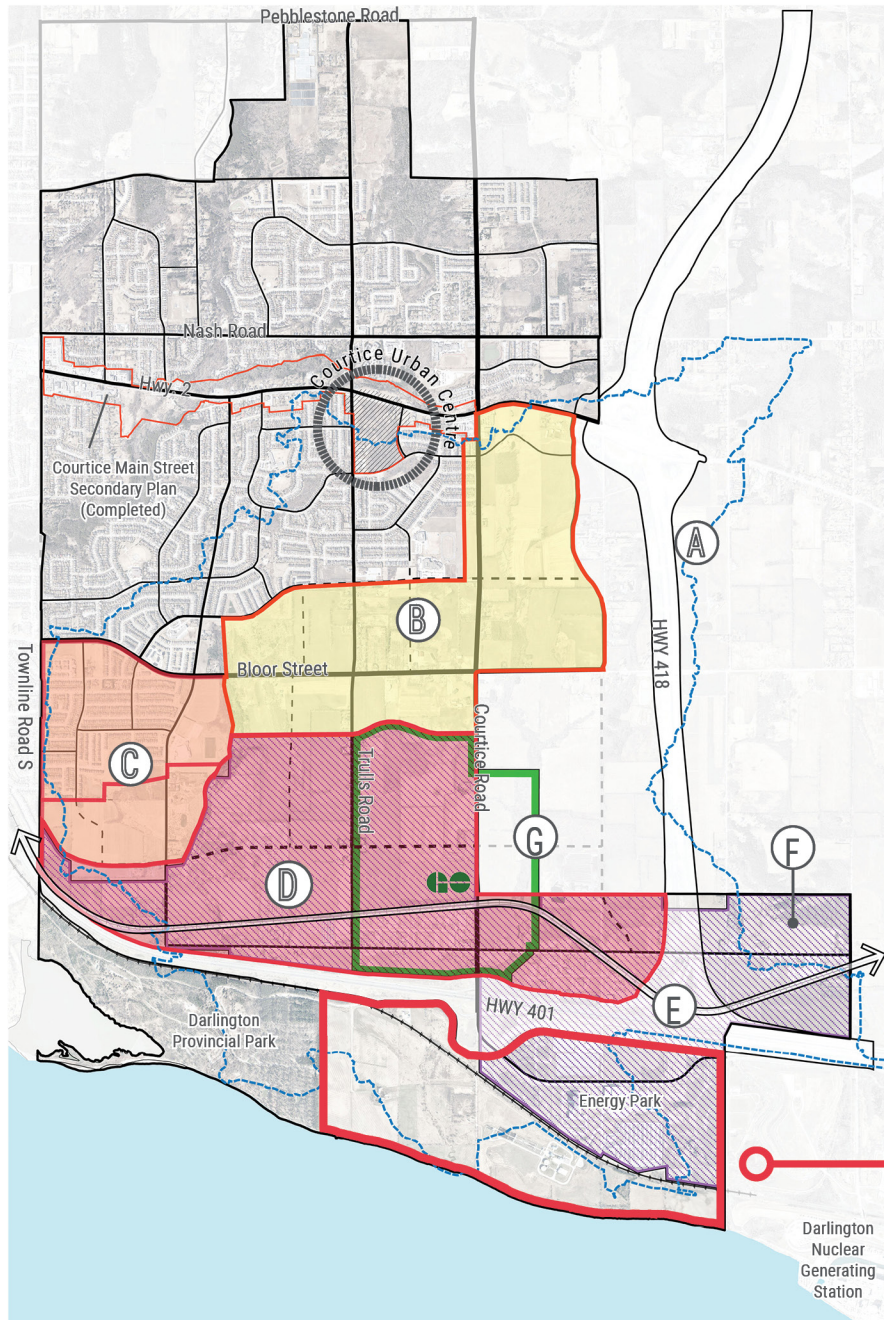
The East Penn development will bring another 200 jobs.

INVESTMENT IS COMING TO THE WATERFRONT



The Region is planning an expansion of the EFW facility.

GROWTH IS COMING TO COURTICE

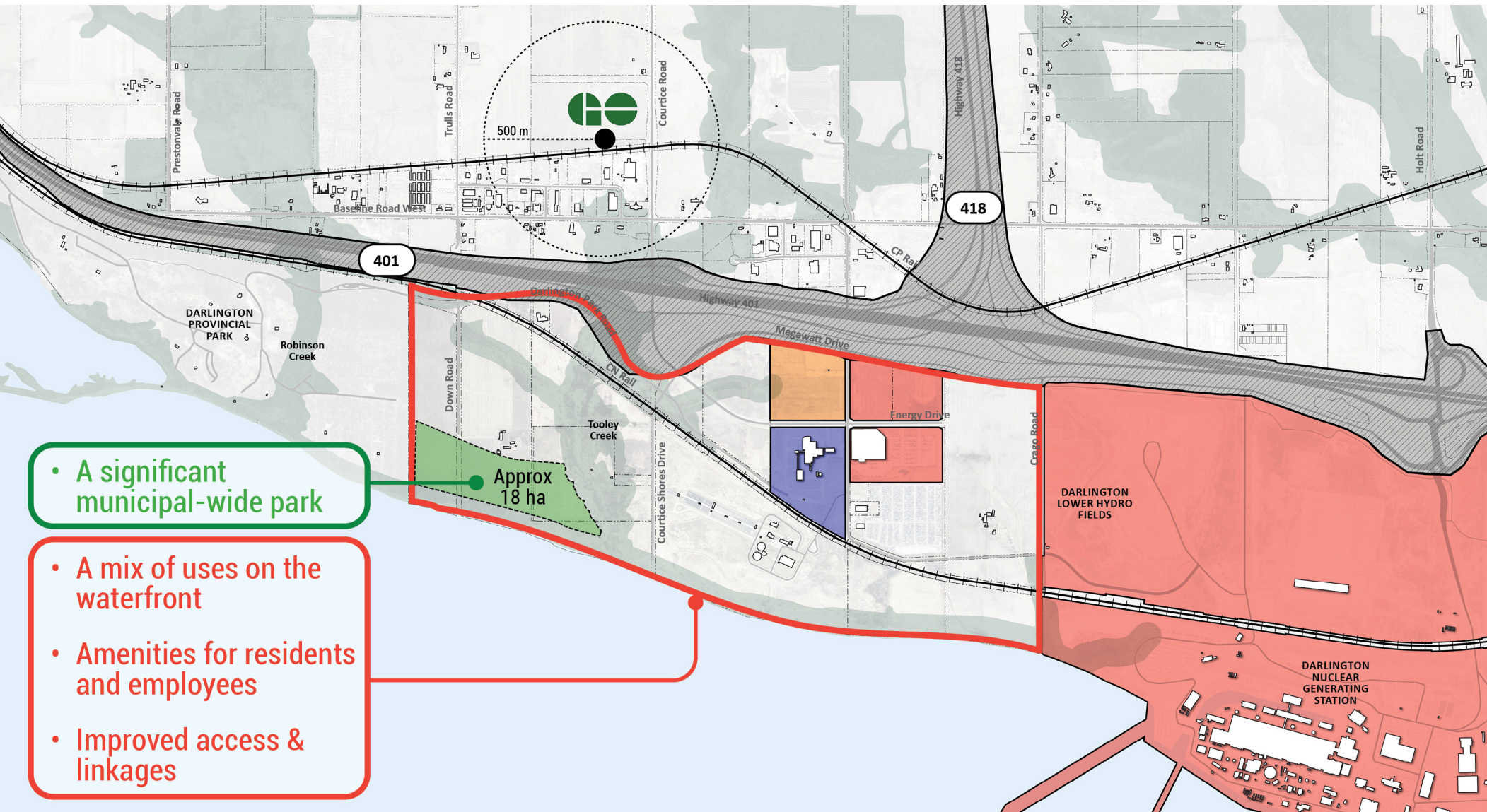


Several ongoing planning studies and initiatives will guide this growth and provide context for the waterfront.

- Ⓐ Robinson and Tooley Watershed Study
- Ⓑ Southeast Courtice Secondary Plan
- Ⓒ Southwest Courtice Secondary Plan Update
- Ⓓ Courtice Employment Lands Secondary Plan
- Ⓔ Bowmanville GO Expansion Business Case Study (Metrolinx)
- Ⓕ Provincially Significant Employment Zones
- Ⓖ Proposed MTSA Draft Boundary

COURTICE WATERFRONT

MUNICIPAL PRIORITIES FOR THE WATERFRONT



The planning process will consider a full range of opportunities.

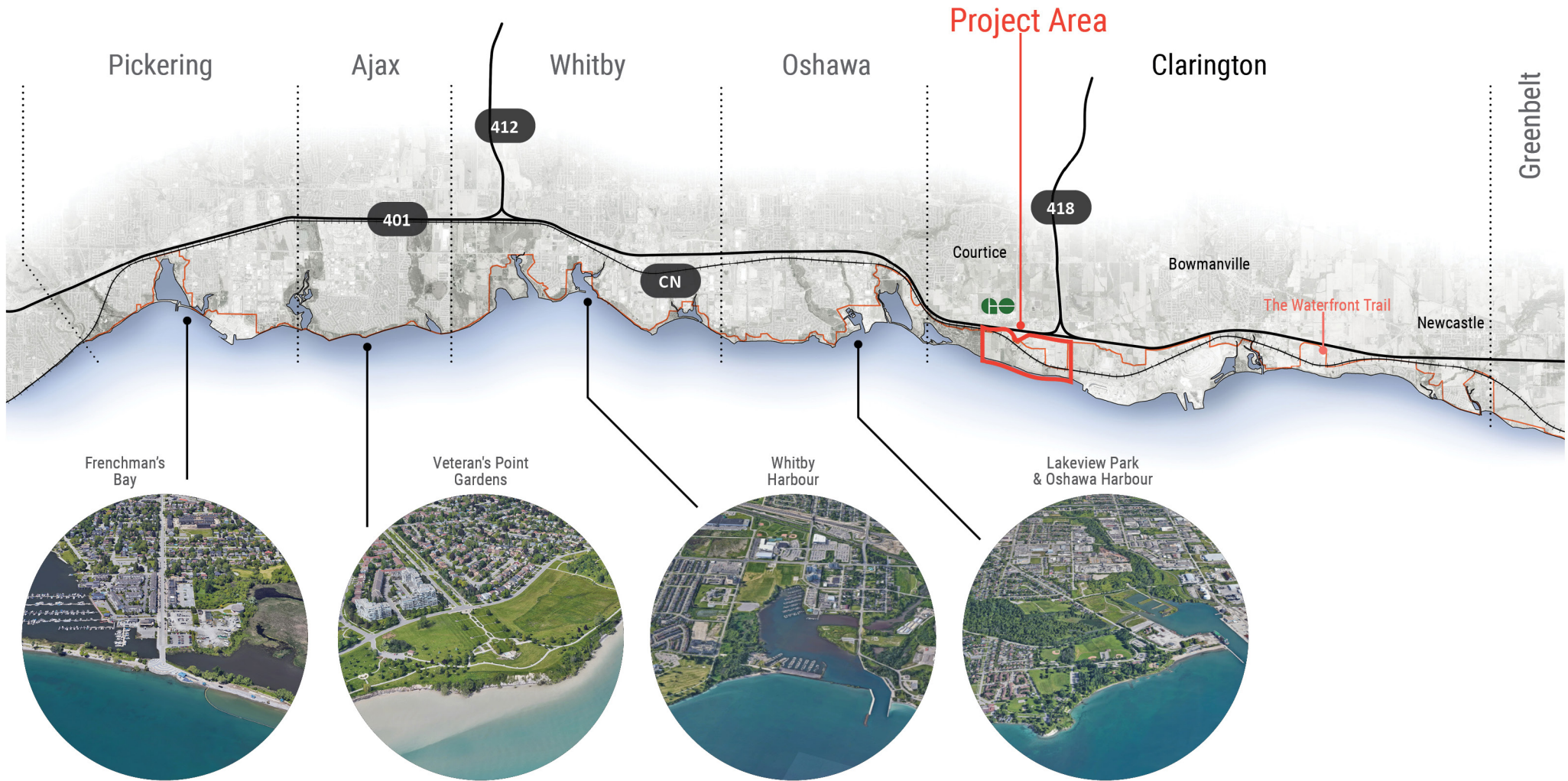
WHAT WE'VE HEARD SO FAR

- There should be a waterfront destination park with amenities to attract tourists.
- Development of the waterfront to create a “western gateway” for the municipality.
- There is a lack of access to the project area, there should be better access for a variety of modes.
- Trail connections along the waterfront and over the 401 would be great for recreation in the community.
- There are concerns about compatibility between existing and planned land uses.



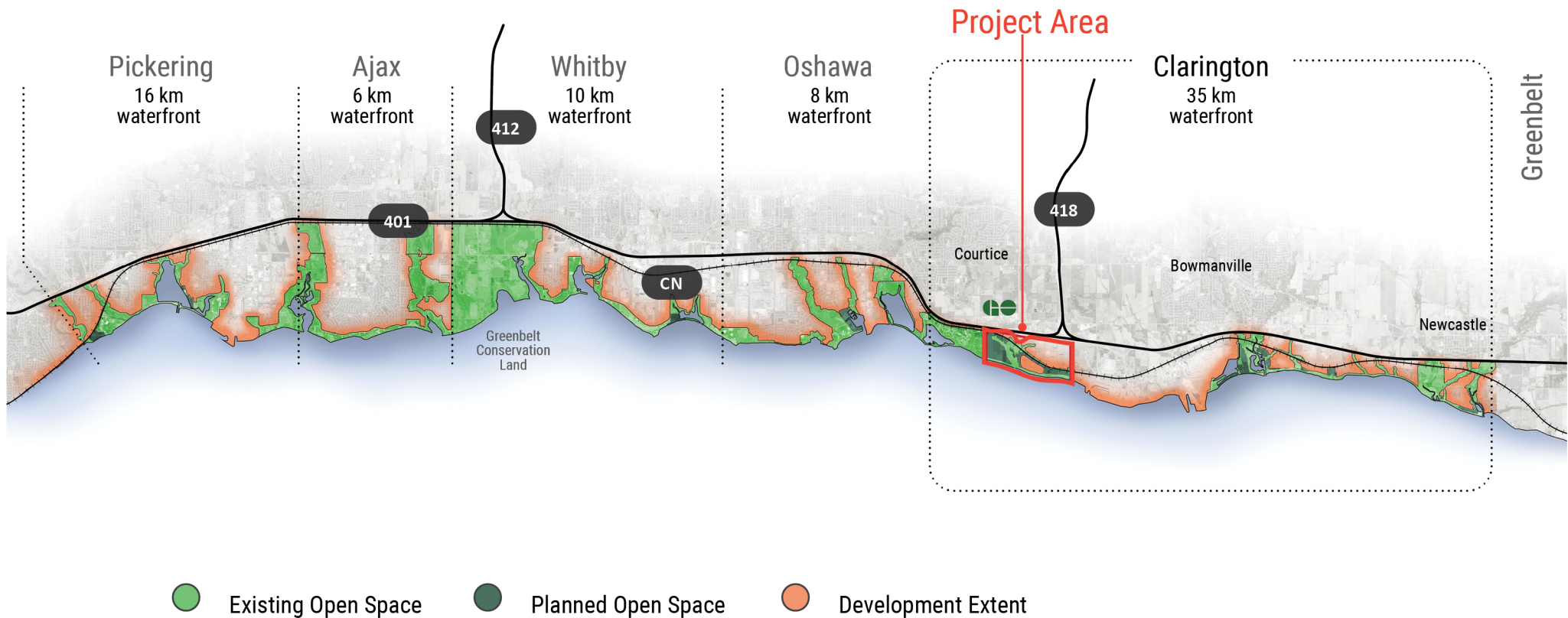
WHAT DISTINGUISHES THE COURTICE WATERFRONT?

EXTENT OF DURHAM'S WATERFRONT



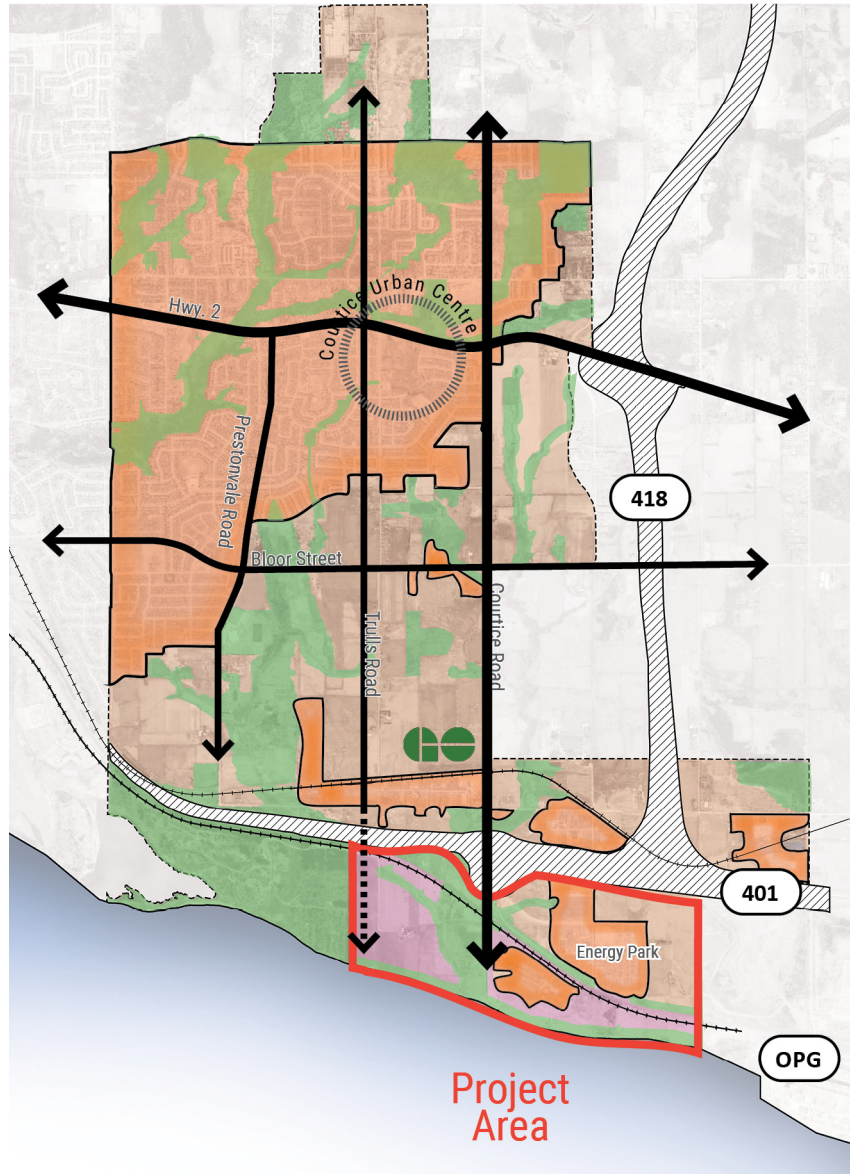
Other Durham municipalities have well-established waterfront destinations.

EXTENT OF EXISTING & PLANNED OPEN SPACE



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

CONNECTING COURTICE TO ITS WATERFRONT



The 401 and rail corridors present challenges for connecting Courtice to its waterfront.

There are opportunities to enhance / extend:

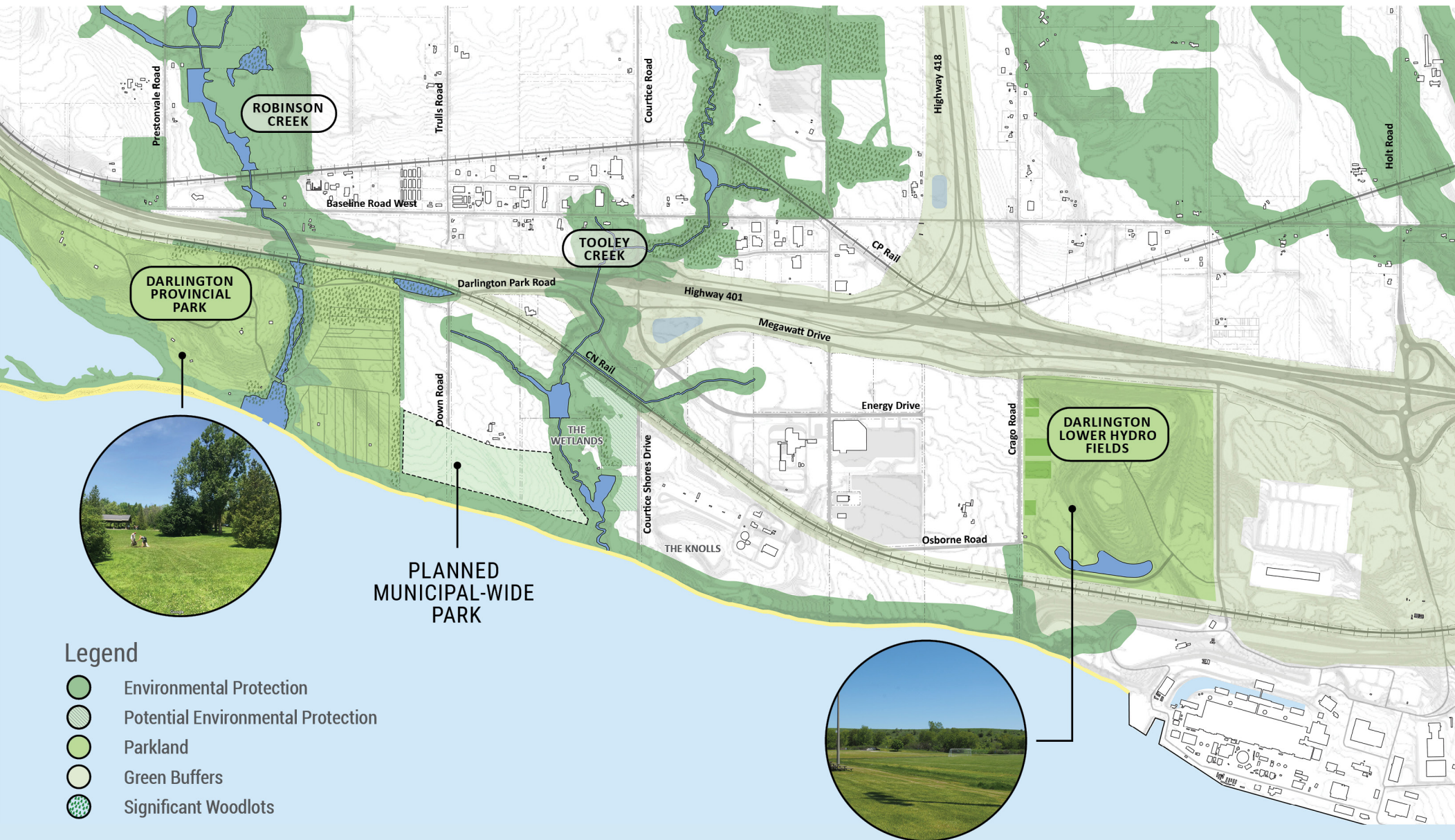
- Robinson & Tooley Creeks
- Courtice Road
- Trulls Road

OPPORTUNITIES & CONSTRAINTS

EXISTING CONDITIONS



EXISTING & PLANNED OPEN SPACES



Legend

-  Environmental Protection
-  Potential Environmental Protection
-  Parkland
-  Green Buffers
-  Significant Woodlots

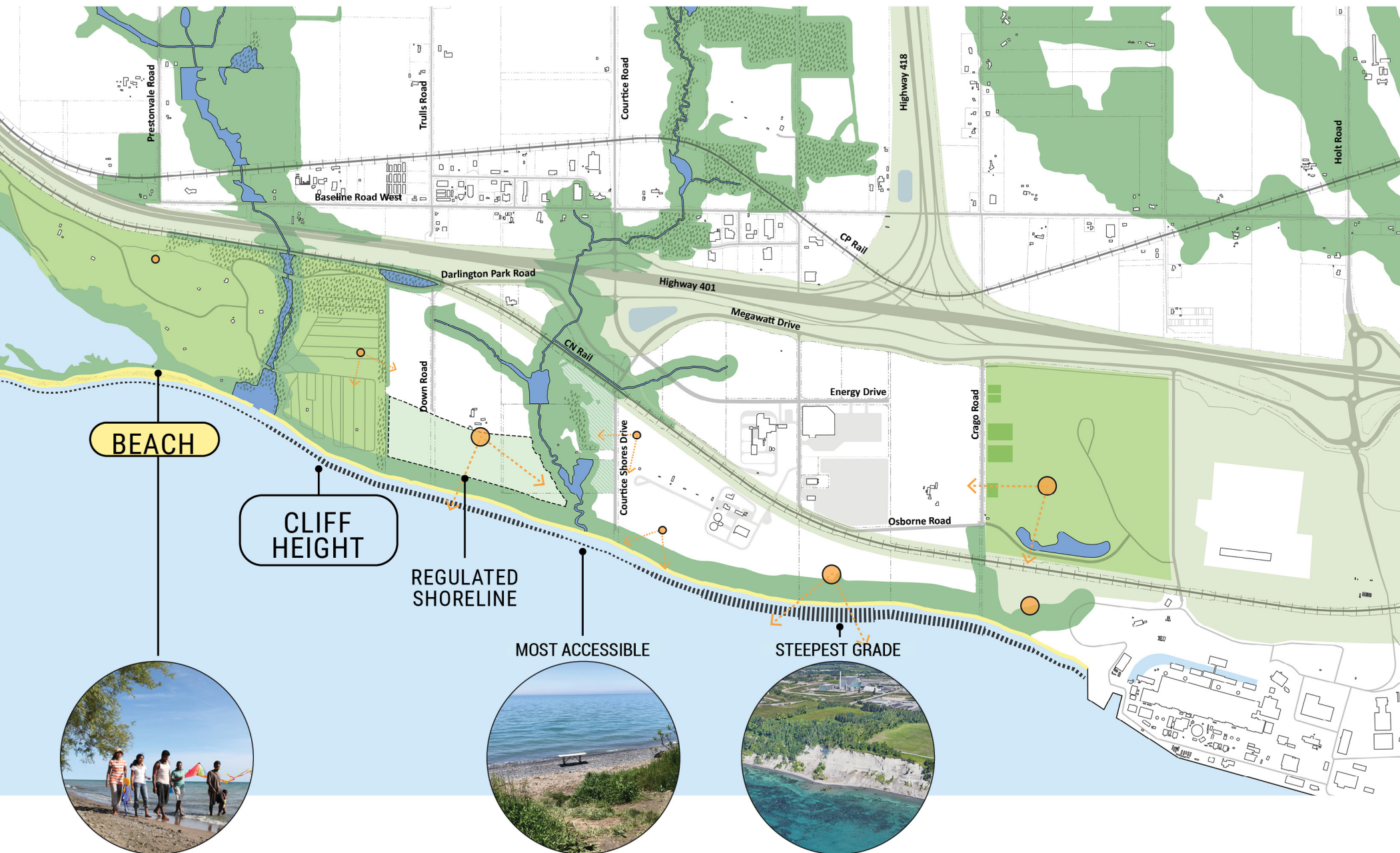
There is significant parkland and natural features in the project area. The site is bisected by Tooley Creek and anchored by existing parkland on either end.

HIGH POINTS AND LOOK OUTS



The site is topographically varied, providing impressive views to the lake.

SHORELINE CONDITIONS



The shoreline is varied and terraced with limited points to access the water.

EXISTING & PLANNED TRAILS



There is a network of existing and planned trails on the waterfront.

POTENTIAL GREEN CONNECTIONS



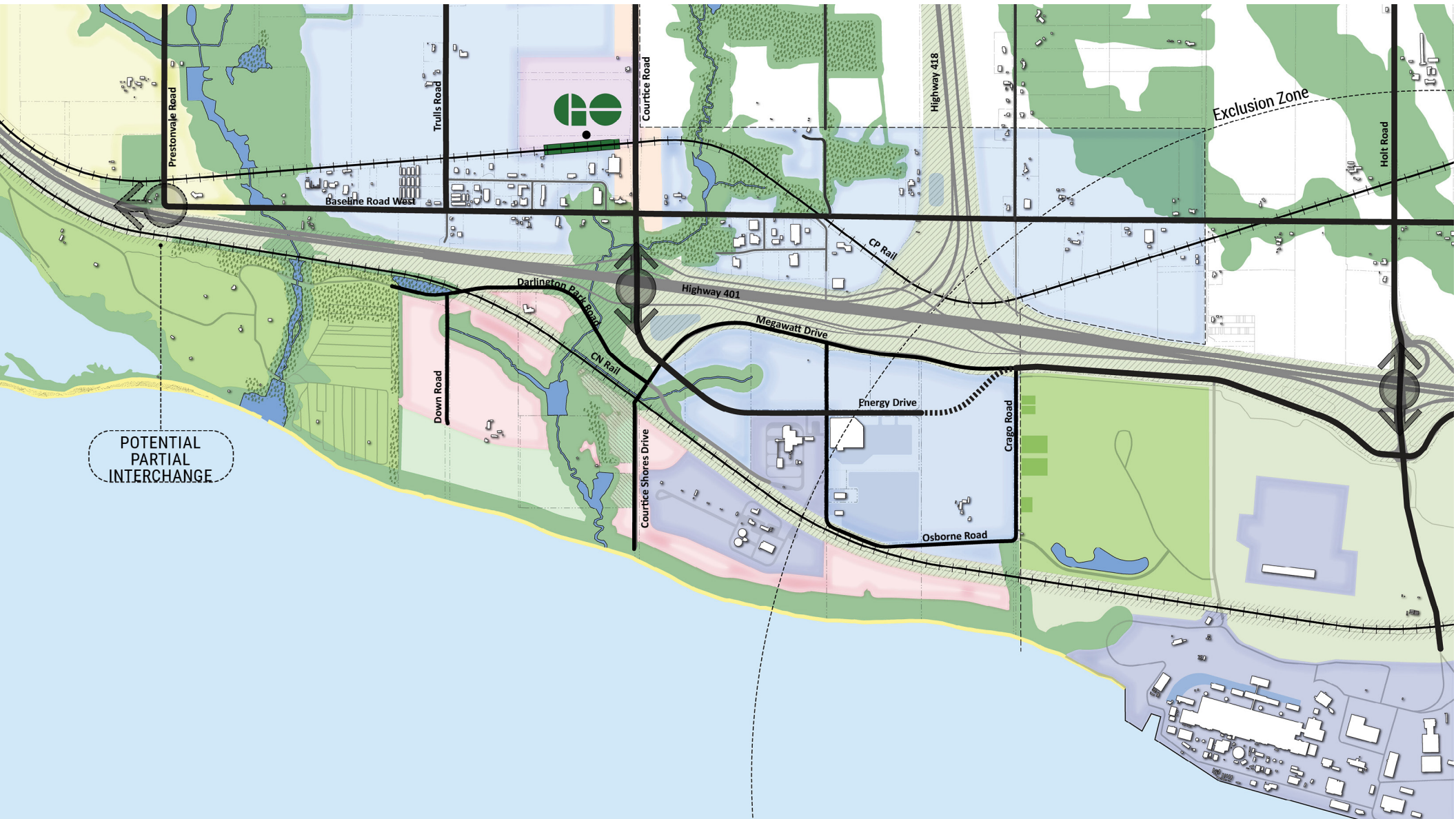
There are opportunities to reinforce existing open space connections.

LANDS TO BE DEFINED



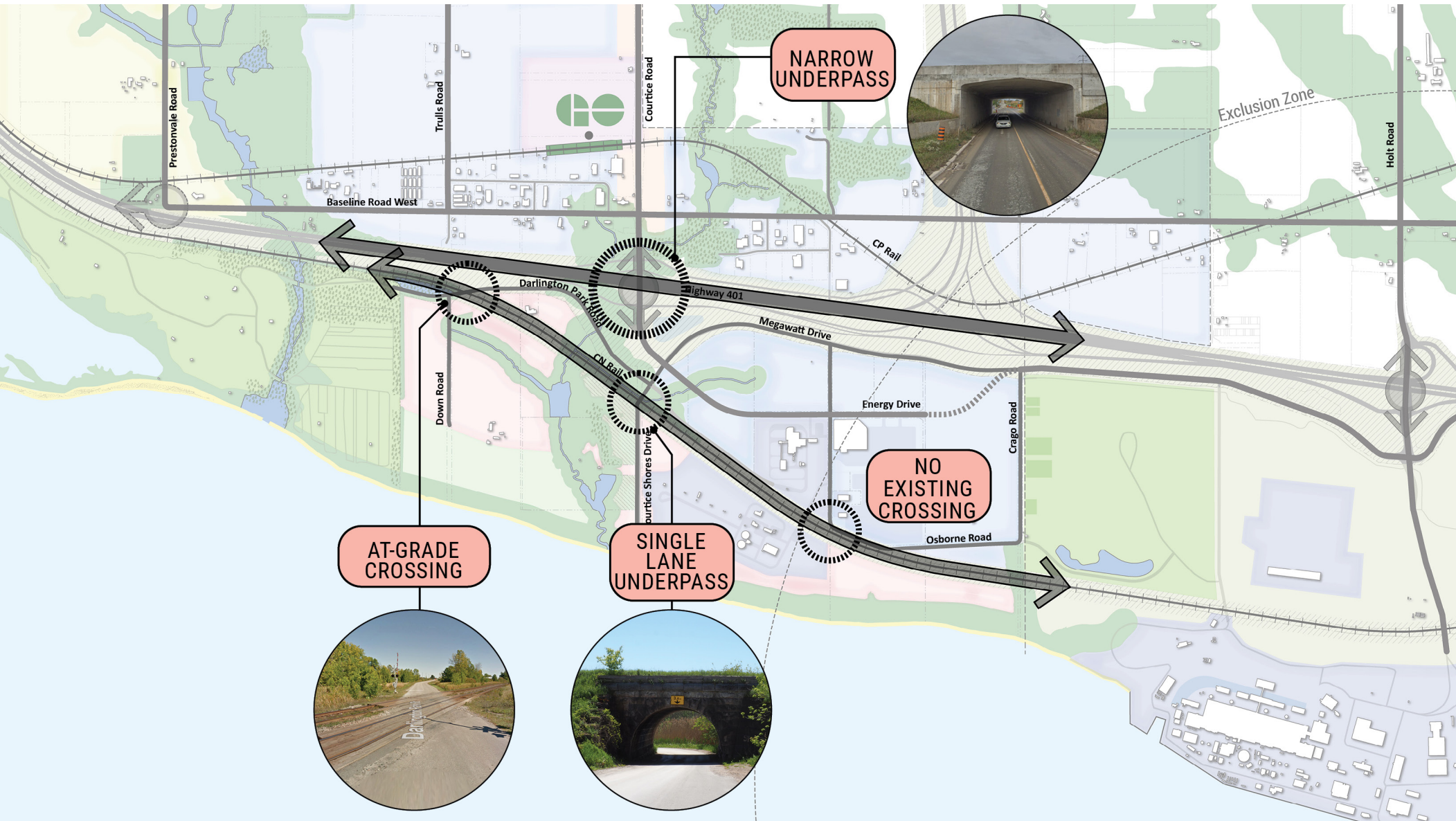
Further planning is required to determine the balance of urban and open space development.

EXISTING MOVEMENT



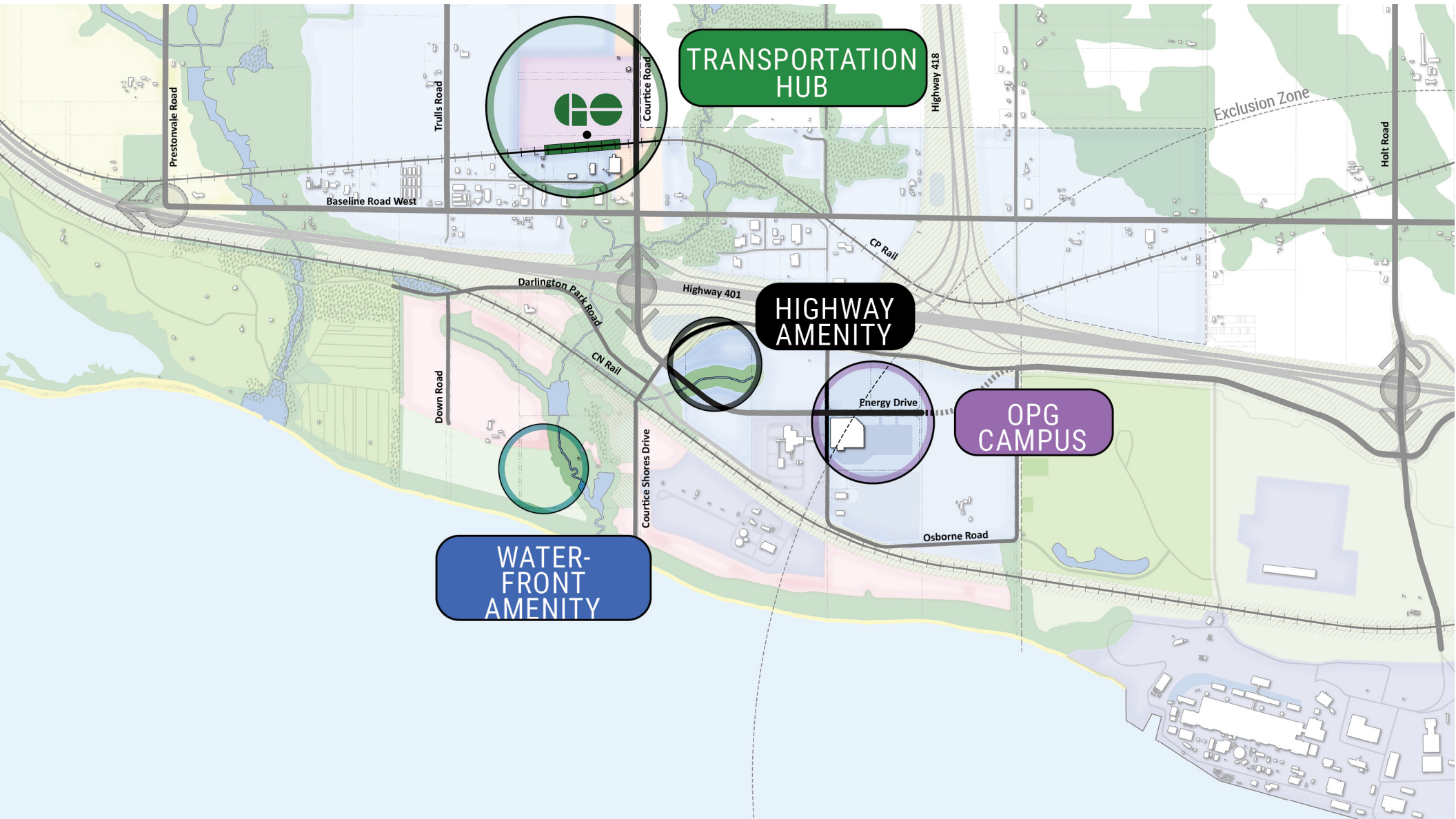
The site is in proximity to major regional transportation corridors.

MOVEMENT CONSTRAINTS

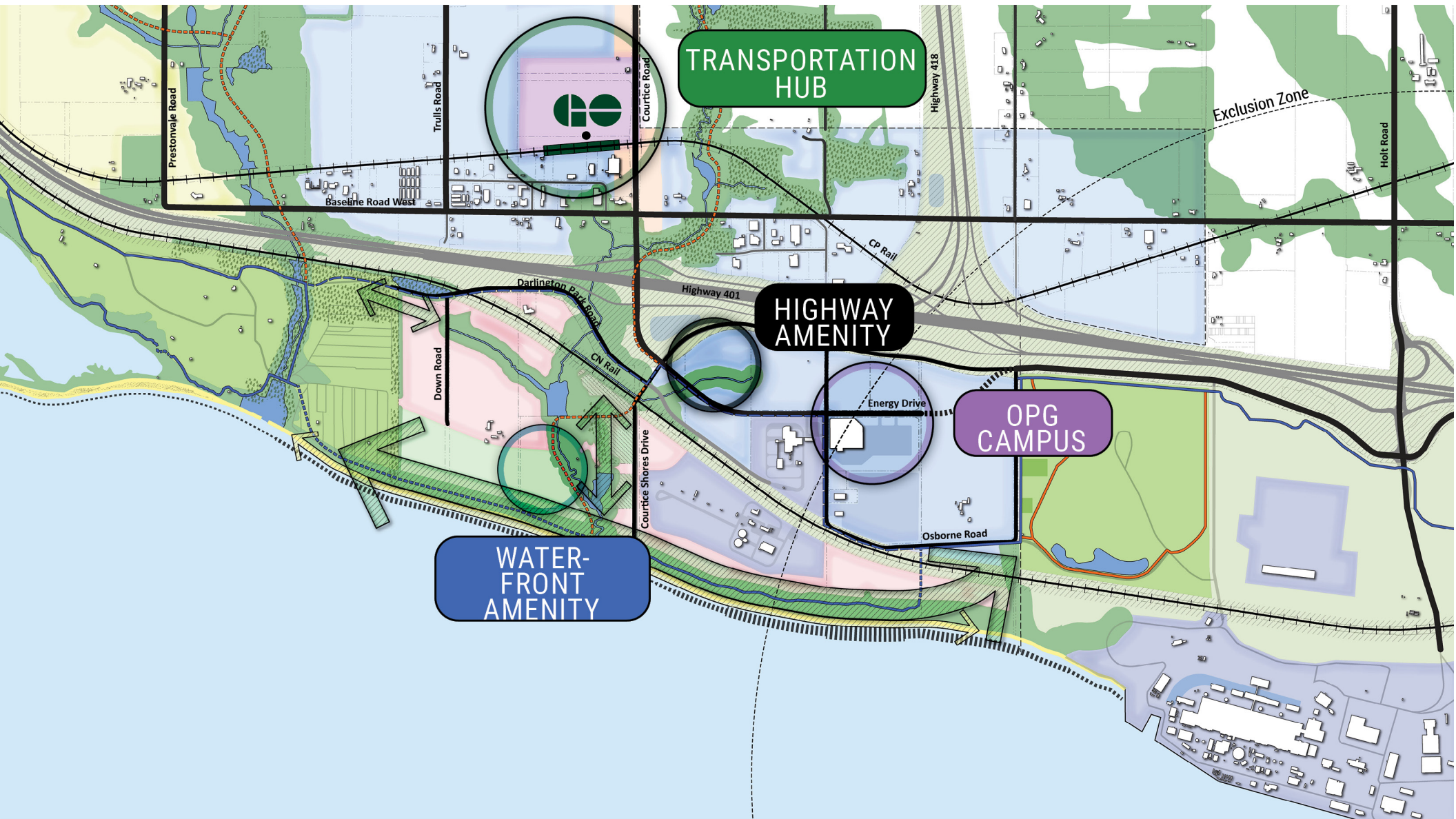


North-south connectivity is the biggest constraint for the future Waterfront. Courtice Road south of the 401 will already be over capacity by 2031.

EMERGING AMENITY NODES



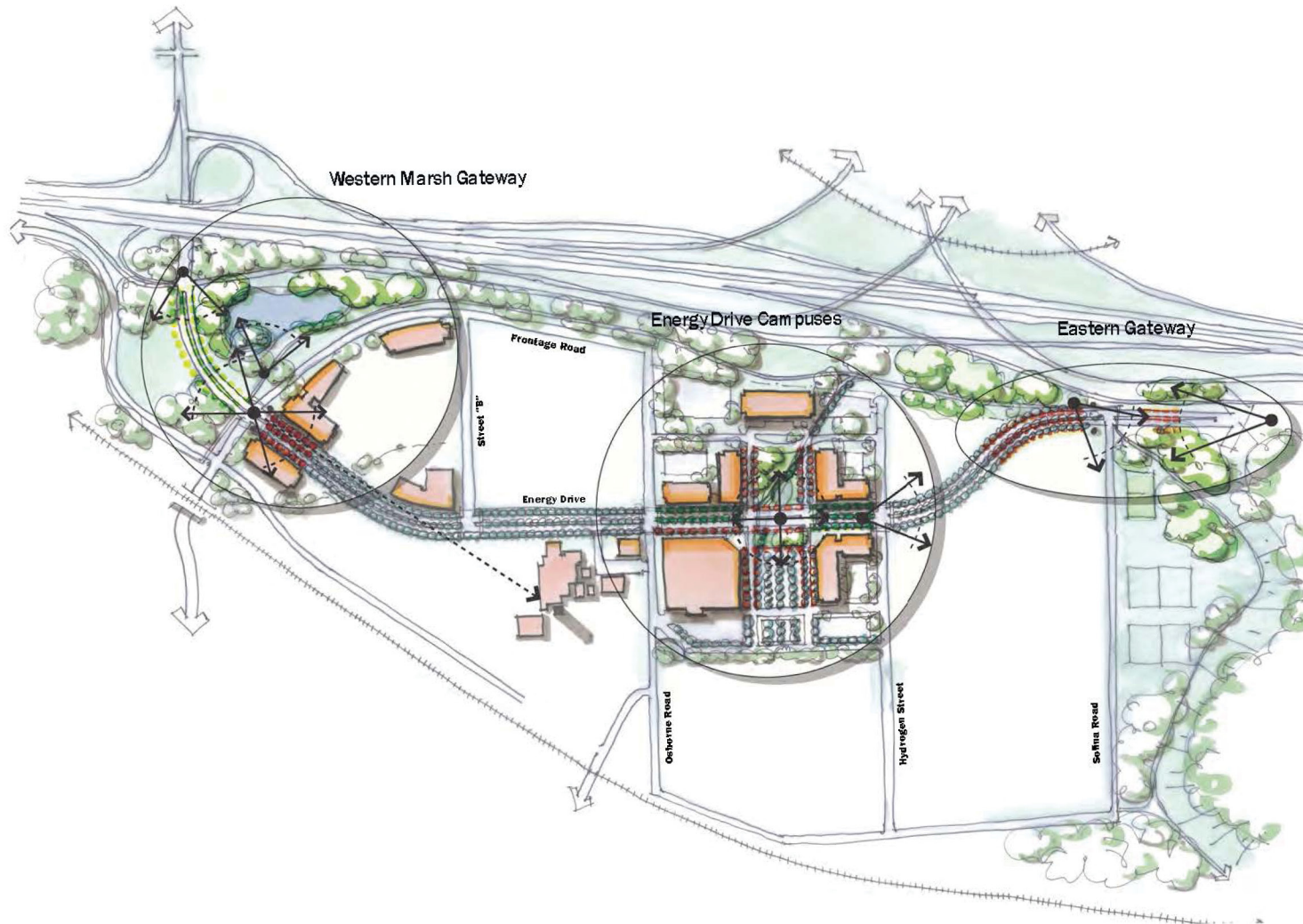
EMERGING PHYSICAL FRAMEWORK



OPG CAMPUS NODE



Character nodes and viewpoints in the Energy Park (2011).



OPG CAMPUS NODE



The emerging vision for the OPG campus.



VARIOUS EXAMPLES OF CORPORATE CAMPUSES FROM AROUND THE WORLD

HIGHWAY AMENITY NODE



Potential precedents for highway amenity node



WATERLOO CORPORATE CAMPUS, KITCHENER



SPECTRUM SQUARE, MISSISSAUGA



RAKELY EGLINTON CORPORATE CENTRE, ETOBICOKE



COURTYARD BY MARRIOTT, BURLINGTON



RESIDENCE INN, BUFFALO

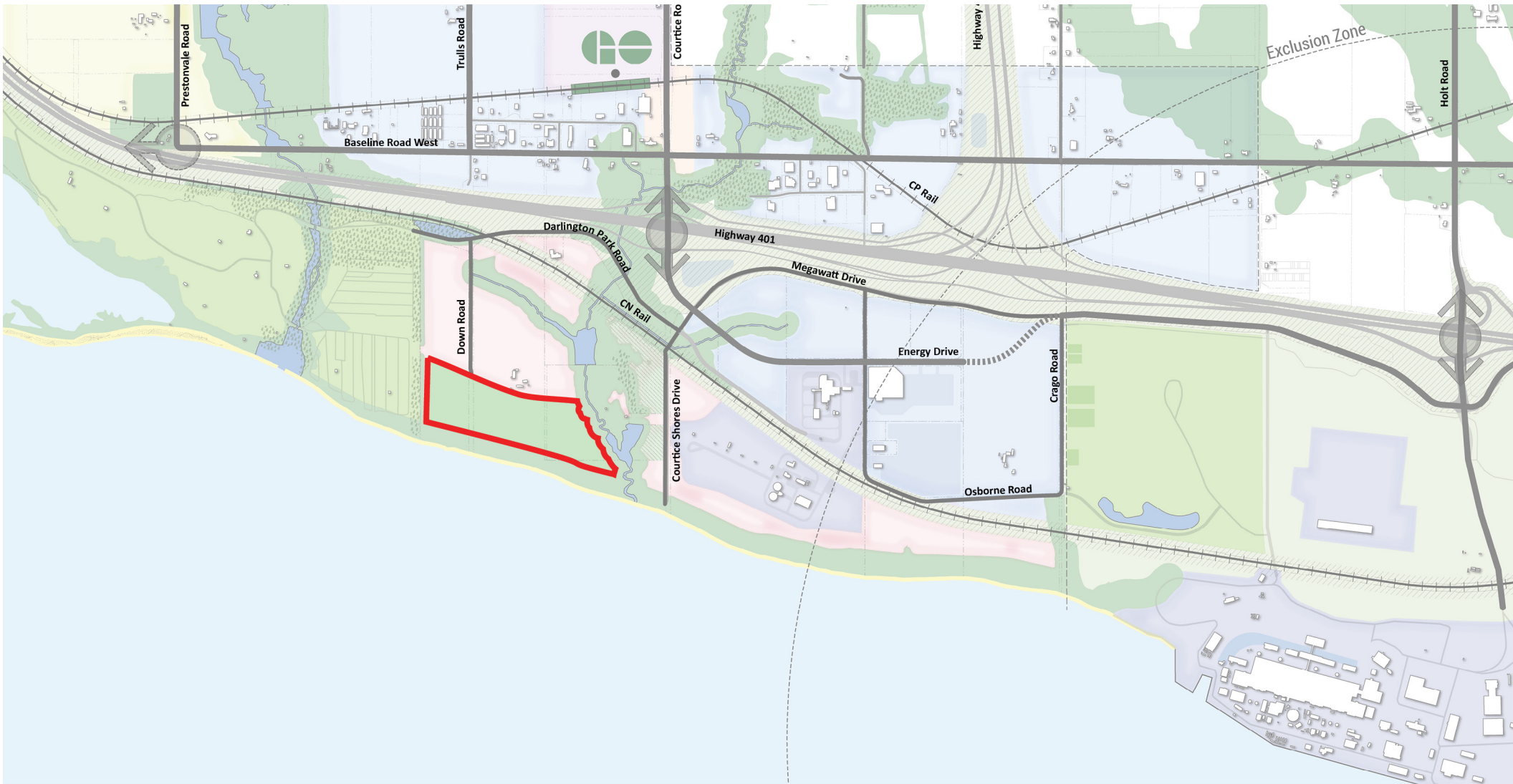


TIM HORTON'S, BUFFALO

VISION FOR THE WATERFRONT

WATERFRONT PARK

How big is an 18 ha park?

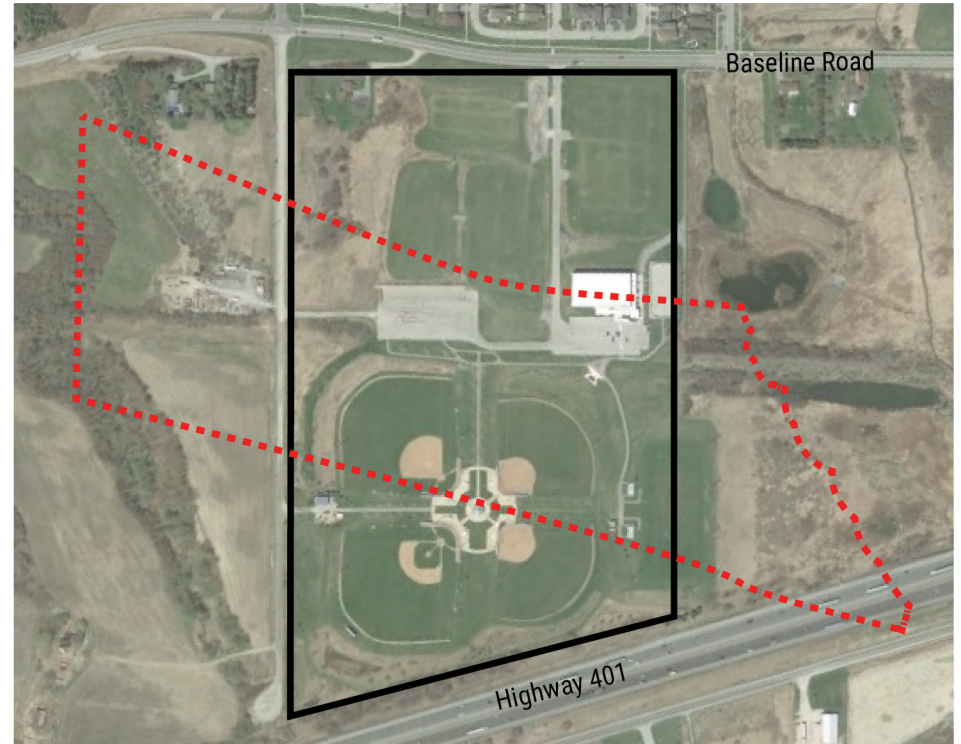


WATERFRONT PARK

How big is an 18 ha park?



The South Courtice Arena site is 10 ha.



Clarington Fields is 24 ha.

WATERFRONT PARK

How big is an 18 ha park?



Ontario Place in Downtown Toronto is 20 ha.

WATERFRONT PARK

How big is an 18 ha park?



It's about the size of downtown Bowmanville from Church Street to Queen Street and from Scugog Street to Ontario Street.

WATERFRONT PARK

What should the waterfront park be?



PIER IN BURLINGTON, ON



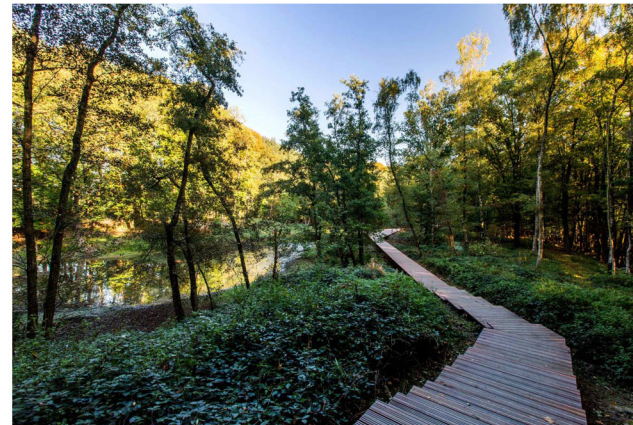
MULTI-USE TRAIL IN PICKERING, ON



WATERFRONT TRAIL IN GODERICH, ON



BEACH AND BLUFFS IN SCARBOROUGH, ON



TRAILS IN YPRES, BELGIUM

WATERFRONT PARK

What should the waterfront park be?



TRILLIUM PARK, TORONTO, ON



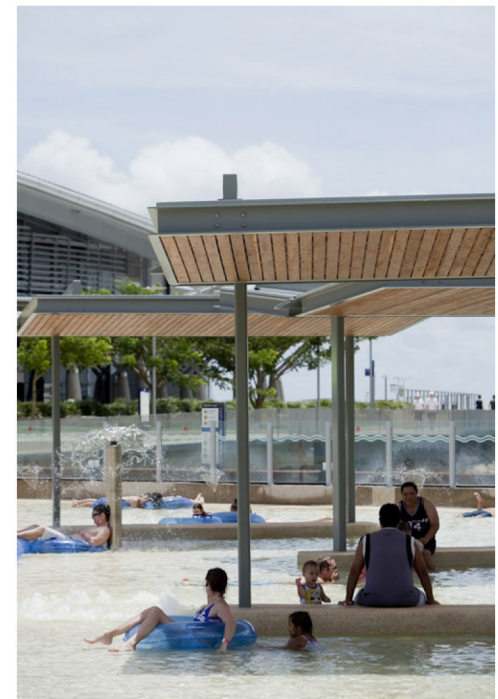
WINDSOR, ON



PRINCE ARTHUR'S LANDING, THUNDER BAY



SPENCER SMITH PARK, BURLINGTON



DARWIN, AUSTRALIAN

WATERFRONT AMENITY NODE



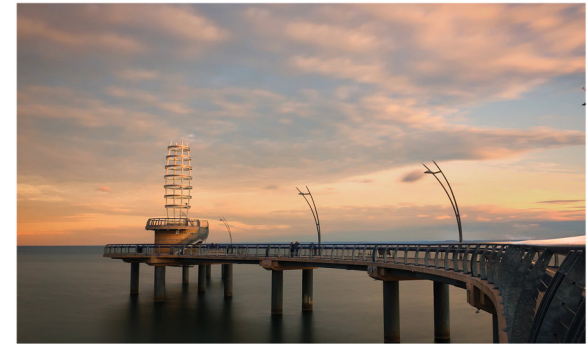
What should the waterfront amenity node be?



WATERFRONT RESTAURANT, OAKVILLE



PERFORMING ARTS CENTRE, PARRY SOUND



PIER, BURLINGTON



MIXED USE, BLUE MOUNTAIN



MIXED USE, HALIFAX



OUTDOOR AMPHITHEATRE, THUNDER BAY



WATERFRONT RESTAURANT, BURLINGTON



COMMUNITY CENTRE AND SKATING RINK/SPLASH PAD, THUNDER BAY



WATERFRONT NEIGHBOURHOOD

What should the waterfront neighbourhood be?

High density



OAKVILLE

Medium density



COLLINGWOOD

Low density



LOYALIST COMMUNITY, BATH, ON



PORT CREDIT, MISSISSAUGA



FRENCHMAN'S BAY, PICKERING



STAPLETON, DENVER

DISCUSSION

6:30 - 7:00

DISCUSSION 1 - WATERFRONT PARK

What are your three big ideas for the waterfront park?

- What would draw you to the waterfront in all four seasons?
- What activities do you envision in the Municipal-Wide Park?

7:00 - 7:30

DISCUSSION 2 - LAND USE & CHARACTER

What are your three big ideas for development?

- What types of commercial uses or other amenities would contribute to a destination on the waterfront?
- What types would complement the Energy Park?
- What type of residential development do you think is appropriate adjacent to waterfront public spaces?

7:30 - 7:55

REPORT BACK & PLENARY

NEXT STEPS

PHASE 1

Analysis & Visioning

- Joint Steering Committee Meeting #1
- PIC #1 Waterfront Study Launch
- Analysis of Opportunities & Challenges
- High-Level Conceptual Land Use Strategies
- Joint Steering Committee Meeting #2
- PIC #2 Community Visioning

PHASE 2

Preferred Concept

- Draft Land Use and Urban Design Concept and Technical Analysis
- Joint Steering Committee Meeting #3
- PIC #3 Draft Concept
- Draft Policy Directions
- Joint Steering Committee Meeting #4

PHASE 3

Secondary Plan

- Draft Documents
- Joint Steering Committee Meeting #5
- PIC #4 Draft Documents
- Revise Documents
- Joint Steering Committee Meeting #6
- Finalize Documents

