



**Southwest Courtice  
Secondary Plan Update and  
Courtice Employment Lands  
Secondary Plan  
Engagement Feedback Report  
Public Meeting #1  
June 18, 2019**

*Clarington*

**URBAN  
STRATEGIES  
INC .**





# Acknowledgements

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## Municipality of Clarington Project Team

- Carlos Salazar, Manager of Community Planning and Design
- Karen Richardson, Manager of Development Engineering
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## Project Steering Committee

- Jeff Almeida, Region of Durham Works
- Heather Finlay, Region of Durham Planning
- Stefanie Penney, Central Lake Ontario Conservation Authority
- Daniel Kucharczuk, Metrolinx
- Louise Foster, Tribute Communities
- Eddy Chan, Delpark Homes
- Mustafa Ghassan, Delta Urban
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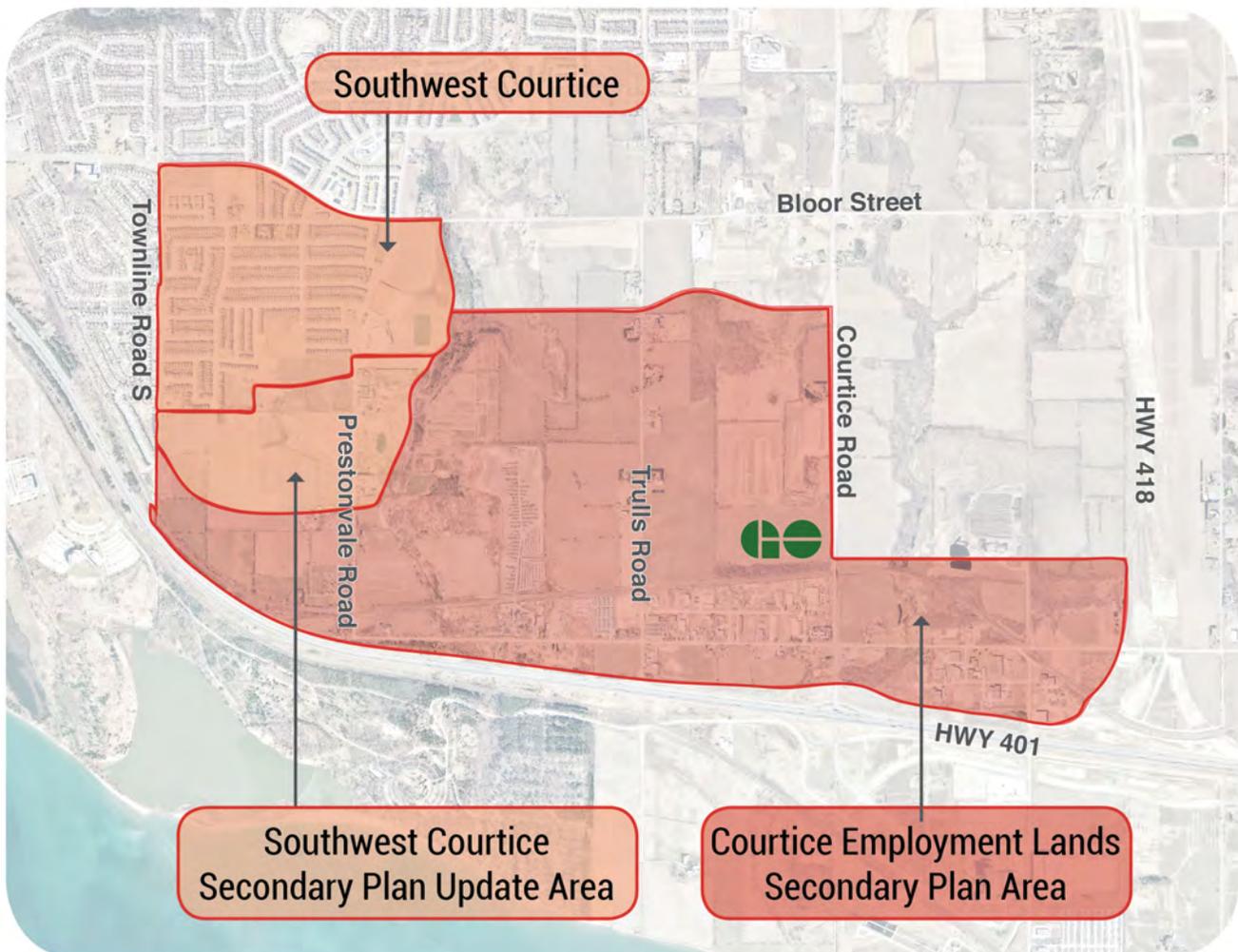
# 1. Introduction

## Project Objectives

The objective of this project is to deliver Secondary Plans for two distinct study areas: Southwest Courtice and the Courtice Employment Lands. Secondary Plans provide a planning framework to guide development within an area. In the case of Southwest Courtice, this is an update to the existing Secondary Plan developed originally in 1996. The Secondary Plan update will guide the development of a residential community with a mix of compatible land uses, housing types, and an attractive public realm which integrates and enhances the natural environment.

The proposed Secondary Plan for the Courtice Employment Lands will create a blueprint to guide how this area of Courtice will grow as it transforms into a major employment and innovation centre for Clarington and Durham Region.

Simultaneously, a Municipal Class Environmental Assessment is being undertaken for future/proposed servicing and roads through the Project Areas.



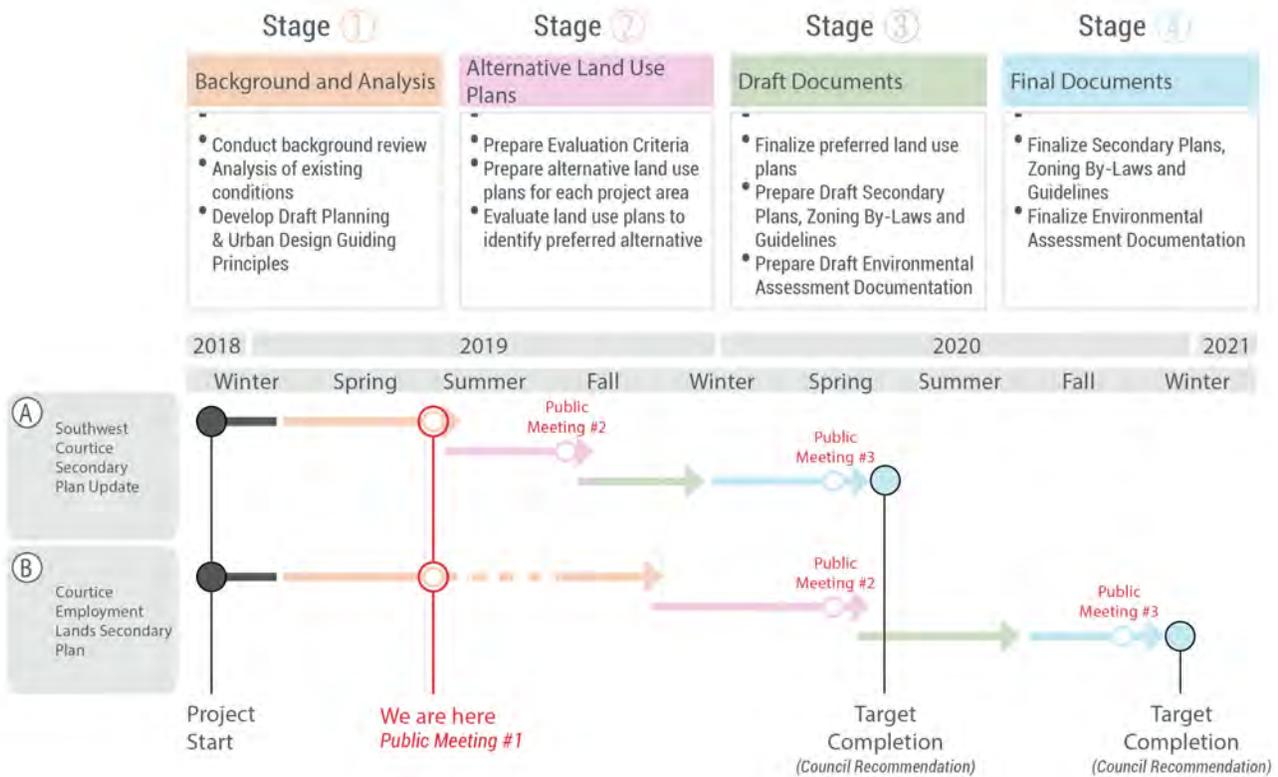
## Engagement Process

Our engagement process is on-going, and seeks to include a range of opportunities for the public and stakeholders to provide input and feedback through each phase of the project. We will be engaging in interviews and workshops with stakeholders, public meetings, open houses and online surveys. These may be held jointly or separately for each study area, as appropriate.

Updates and opportunities for participation will be posted on each project website throughout the studies.

Southwest Courtice: <https://www.clarington.net/en/do-business/southwest-courtice-secondary-plan.asp>

Courtice Employment Lands: <https://www.clarington.net/en/do-business/courtice-employment-lands-secondary-plan.asp>



## 2. Meeting Overview

Public Meeting #1 for the Secondary Plans for Southwest Courtice and the Courtice Employment Lands was held at the Hope Fellowship Church at 1685 Bloor St in Courtice on June 18th, 2019 from 6:00 pm to 8:00 pm. Invitations were mailed out to 1,508 addresses within approximately 120 metres of the project areas. Notices were advertised in both Clarington This Week and Orono Weekly Times on June 5th and 12th, 2019. Notices were also posted on the municipal website (on each of the two project pages) and on the Municipality's Facebook account. Approximately 60 people attended the public meeting.

The public meeting was set up in an open house format, allowing for unstructured discussion and feedback. Attendees circulated through the room reading information presented on panels, and Municipal staff and members of the consultant team were available to answer questions and discuss and record feedback. Participants provided feedback by speaking to a member of the consultant team or Municipal staff, filling out a Comment Sheet, or leaving a sticky note directly on the panels. These written comments, as well as feedback provided through conversations with staff and consultants, are all summarized in this document.

### **The following panels were on display:**

Panel 1: Welcome

Panel 2: Project Team

Panel 3: Project Timeline

Panel 4: Secondary Plan and MCEA processes

Panel 5: Project Areas

Panel 6: Project Area Photos

Panel 7: Other Initiatives and Studies

Panel 8: Bowmanville Expansion Project Status update

Panel 9: Provincial Policy Context

Panel 10: Regional Policy Context

Panel 11: Existing Municipal Policy Framework

Panel 12: Planning Hierarchy

Panel 13: Natural Features and Open Spaces

Panel 14: Cultural Heritage and Community Amenities

Panel 15: Mobility

Panel 16: Servicing

Panel 17: Draft Guiding Principles

Panel 18: Draft Neighbourhood Design Principles

Panel 20: Feedback & Next Steps

**Key Questions posed to participants on the panels to guide discussion included:**

- What key natural heritage features should be protected, added or enhanced to maintain a connected and healthy natural system in this part of Courtice?
- What key cultural heritage features and community amenities do you think should be protected, enhanced, or recognized in the future?
- What connections do you think are needed through the project areas and to nearby areas in the future (for walking, cycling, transit and driving)?
- Tell us what you think of the draft guiding principles presented. What is your vision for the area?



## 3. What We Heard - Key Messages

### Land Uses

**Participants expressed a preference for more flexibility in permitted land uses.** There were concerns expressed with the current municipal land use designations across the study area, but particularly within the Courtice Employment Lands. Within the context of the employment lands, participant comments focused on a desire for mixed use development around the potential future Courtice GO station, questions about the potential for land use conversions from employment to residential uses, and questions about limitations posed by Environmental Protection Area designations.

### GO Station

**Participants expressed concerns with uncertainty about the status of the Courtice GO Station as well as how the area around the station would be impacted.** Participants wanted a clear message from Metrolinx and the municipality on whether or not there will be a Courtice GO Station, and when a potential station would be built. Several participants wanted to know more about how the GO station would impact land uses and road congestion.

### Trails and Active Transportation

**Participants would like to see more trail connections and active transportation infrastructure throughout the project areas.** There was a clear desire for a trail network connecting green spaces along and between the Robinson and Tooley Creeks. Participants also suggested that new on-street bike infrastructure should be located along east-west corridors and connecting the residential areas to the waterfront.

### Natural Features

**Participants expressed that maintenance of and access to green spaces is a priority in the community.** There was a preference for the maintenance of the natural green areas around the Robinson and Tooley Creeks, and questions about whether these spaces will be converted to public parkland. Additionally, there were suggestions that more direct access to Darlington Park and the McLaughlin Bay from Southwest Courtice would be desirable.

### Servicing

**Participants reinforced the need for municipal servicing in the area.** Participants noted that new development is dependent on access to the new municipal services. Some participants also noted a concern about potential flooding affecting new development and that reducing the potential for flooding should be a consideration in the Secondary Plans.

## 4. What We Heard - Detailed Feedback

### a. Land Use

#### Questions

- What is permitted within a potential Major Transit Station Area?
- What is the difference between light and general industrial areas? What will these areas look like?
- Why reduce the amount of outdoor storage allowed in some industrial areas?
- What is the land use designation for the parcel of land south of the South Courtice Arena?
- For properties along Trulls Road, what are the future potential land uses?

#### Comments

- Existing Southwest Courtice area needs more commercial amenities – there is nowhere to go shop without driving.
- Some landowners around the proposed GO Station areas have been approached by developers – they would like to better understand the future permissions on their lands (currently designated Employment Areas).
- Zoning of Light Industrial rather than General Industrial will impact current and future business development and may reduce jobs. The commenter felt that there was more demand for employment lands that permit more outdoor storage (as is the case with General Industrial lands).
- A property owner expressed concerns about land use designations of Environmental Protection Areas and Employment Areas on the property, as these designations reduce development flexibility.
- A property owner expressed concerns about heritage properties being replaced by industrial uses.
- Property owners expressed interest in developing their lands for uses such as a senior's residence, high-end commercial uses, a community use, museum or a high-end hotel. Some expressed interest in redevelopment that would maintain natural features on-site or create opportunities for a pollinator/eco-friendly area.

## **b. Natural Features and Open Spaces**

### **Questions**

- Will natural areas be used as parkland?
- How will proposed trails and Environmentally Protected Areas impact development opportunities on private properties?

### **Comments**

- Maintain the north-south green spaces along the two creeks.
- Maintain green space as well as the trail networks which tie into the waterfront trail in order to integrate natural environments in the community.
- Property owners near the Robinson Creek (where most natural features are identified) want to understand more clearly where the municipal trails are proposed, and where the Environmental Protection Areas are.
- Support for public trails along Tooley and Robinson Creeks.
- Darlington Park is a big asset to the area and should be taken into account when planning employment lands adjacent to it.
- Would like to see McLaughlin Bay made more accessible by active transportation.
- The Ministry responsible for Darlington Provincial Park should be invited to provide input on the Secondary Plans.

## **c. Cultural Heritage and Community Amenities**

### **Comments**

- A property owner expressed a desire for old bridges to be preserved, and to take advantage of opportunities for museums or community centres that celebrate local history.
- A property owner would like to see the house on their property designated for conservation.
- Ensure that heritage sites have appropriate neighbours, such as mixed-use development, rather than being in the midst of industrial uses.

## d. Mobility

### Questions

- How much will traffic on Courtice Road be impacted by the GO station?
- How can the Secondary Plan area be planned when the future of the GO Station is unknown?

### Comments

- There is a desire for bike infrastructure through the area – there should be a bike path or multi-use trail along any new east-west road corridors.
- Would like a bike trail connection to be able to get from the Southwest Courtice residential area directly to the Waterfront Trail south of Highway 401.
- Several participants expressed an interest in continued development of cycling and active transportation facilities in the area with a particular desire for east-west connections to the potential future GO rail station.
- Suggestion to connect the green spaces on the north part of the Courtice Employment Lands between Robinson and Tooley Creek across the identified woodlots.
- Several individuals expressed support for the proposed future Highway 401 interchange around Prestonvale Road. The area needs an additional interchange to help manage traffic; Harmony Road has challenges; and it would provide an option so that people don't have to go east to Courtice Road to get on the 401 westbound.
- Several comments related to the operational challenges of the Harmony Road and Courtice Road interchanges as they are currently configured.
- Some property owners near Robinson Creek do not want municipal trails on their private property.
- Traffic on Prestonvale Road is already a concern and participants noted that they are worried about increased traffic with more development in the area.
- There are concerns about the amount of traffic on Courtice Road if a GO station is built.
- More clarification is needed on the timing of the GO station.
- Concern expressed about maintaining access to properties that would be affected by the planned grade separation of Prestonvale Road over the CP rail line.
- Many comments provided related to Metrolinx' Business Case Analysis of 4 options for the GO rail extension. All feedback noted that if the GO rail service is on the CNR corridor south of Highway 401, it will have minimal value to Courtice. There is a strong preference from participants for a station in Courtice.

- There were some developers present who own land in the Southwest Courtice area. They expressed an interest in understanding the phasing/timing of the future east-west road between Townline Road and Courtice Road with the desire that implementation be phased to allow for construction of the western portion (Townline Road to Prestonvale Road) in advance of completing the entire connection to Courtice Road.
- Several property owners on Prestonvale Road expressed concerns related to the alignment of a future east-west road and the potential impact on their existing homes/properties, with a preference for significant separation between the road and their properties.
- Try to create a connection south across Highway 401 to allow people to access Darlington Park, potentially as a Townline Road extension.

#### **e. Servicing**

- Consider flooding protection for new development.
- The area really needs water and sewer municipal servicing.
- Some property owners sought clarification about whether they would have to tie into the new municipal services.

