



# Courtice Waterfront Study and Energy Park Update

Public Meeting #1  
Engagement Feedback Report  
December 3, 2019

**Clarington**

**URBAN STRATEGIES INC .**



# Acknowledgments

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To access Appendix documents, please visit the project website at:  
**<http://www.clarington.net/courticewaterfront>**

- Appendix 1: Information Panels
- Appendix 2: Written Feedback

# 1. Introduction

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

In 2019, the study area was expanded to include the Courtice Waterfront. The Municipality's Strategic Plan 2019-2022 identifies the Courtice Waterfront as one of Clarington's Legacy Projects. This project will provide a fresh, comprehensive vision for the waterfront and updated land use designations, including a clearly delineated Municipal Wide Park.



## Waterfront Study

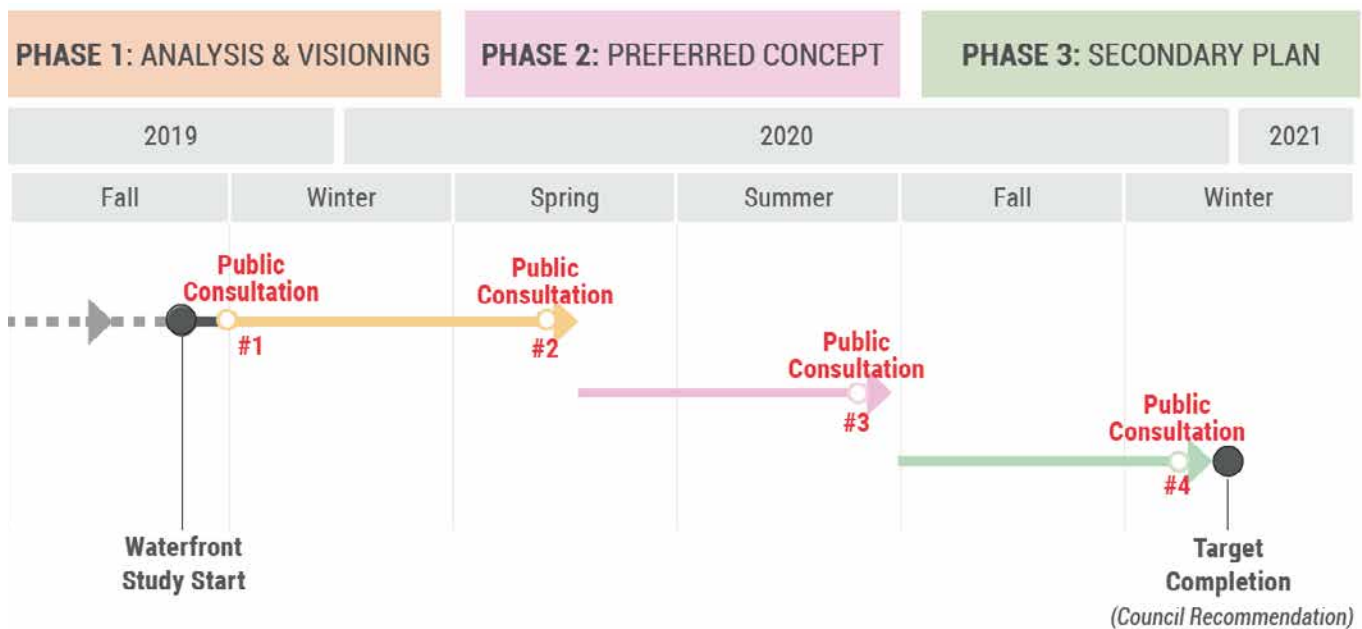
This project consists of the preparation of a Secondary Plan Update for the existing Energy Park Secondary Plan. This update will expand the project area for the Secondary Plan to include the Courtice Waterfront lands. The expanded project area and additional study of the Courtice Waterfront will afford 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 receive feedback on the project.**

More information on the Energy Park Secondary Plan Update can be found at:

<http://www.clarington.net/energypark>

<http://www.clarington.net/courticewaterfront>





## 2. Meeting Overview

Public Meeting #1 for the Courtice Energy Park Secondary Plan Update and Waterfront Study was held at the South Courtice Arena at 1595 Prestonvale Road in Courtice on December 3, 2019 from 6:00 pm to 8:00 pm. Invitations were mailed out to all addresses within the project area. Notices were advertised in both Clarington This Week and Orono Weekly Times on November 20, 21 and November 27, 28. Notices were also posted on the municipal website and on the Municipality's Facebook account. Approximately 15 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 or sticker directly on the panels. These written comments, as well as feedback provided through conversations with staff and consultants, are summarized in this document.

### **The panels on display included the following info:**

- Area Context
- Project Timeline
- Team
- Opportunities for the Project Areas
- Other Initiatives and Studies
- Background and analysis of current policy documents
- Vision for the Energy Park
- Recent news in the Energy Park
- The Energy Park Secondary Plan Update
- Next Step

### **The final panels posed the following questions to attendees:**

How will a waterfront park benefit Courtice?

How can the Courtice Waterfront lands complement the Energy Park?

What would you like to enjoy doing along the waterfront?

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

All information panels can be found in Appendix 1.

### 3. Feedback Themes

**Participants expressed a desire for a waterfront destination park, with amenities to attract tourists.** There was consensus that a waterfront park would benefit the Municipality by providing additional space to enjoy natural spaces and potentially provide a connection between existing trails. Residents expressed that if there was a new waterfront park, they would enjoy eating at restaurants, having picnics, fishing and hiking.

**Participants generally supported development of the waterfront, stating that additional activity in the area would increase safety, create a “western gateway” into the Municipality, and raise Clarington’s profile in the region.**

**Participants expressed a strong concern about the current lack of access to the project area, emphasizing improved access for a variety of modes.** Many participants expressed a strong desire for trail/multi-use path connections for pedestrians and cyclists, both across the Highway 401 and across the project area.

**There are concerns about the compatibility between prestige office uses, the existing Energy From Waste Facility and the possibility of an anaerobic digester.**



## 4. Detailed Feedback

### Waterfront Park Destination:

- The Courtice Waterfront should be grander than the rest of the municipality.
- The Waterfront should include amenities that draws in tourists, it could be a destination with a Ferris Wheel or public art.
- A good example to consider would be the National Harbour in Maryland.
- A nuclear design theme for the park.
- If the design tapped into the energy theme, they could consider a glow-in-the-dark trail along the waterfront.
- Include a sandy beach with access to the water.

### Area Character:

- Courtice should be Clarington's gateway from the West, a waterfront destination could raise Courtice's municipal profile. It could create more of a personality in the area, and balance the negative visual impact of the Energy From Waste Facility in the Energy Park.
- The area currently feels a bit unsafe because there are never many people there. Bringing more people down there will increase safety and reclaim public space from negative activities.

### Access:

- Waterfront plans should accommodate automobile parking, as well as access for alternative modes of transportation.
- Existing trails should be extended to connect to the waterfront trail.
- Provide pedestrian and cycling access over the Highway 401 at the bottom of Trulls Road to Down Road.

- Use Strava heat maps to see where desire paths are for cyclists today. Municipalities can purchase this data.
- Provide amenities for cyclists. Examples: water fountains/bottle filling stations, way-finding signage with distances to key community destinations, local area maps, covered bike racks, covered picnic area, etc.
- Upgrade existing road and field crossings of the CN tracks to full public crossings.
- A safe access route to the waterfront park is crucial. The residents of Courtice currently do not have safe access to the Waterfront Trail or the Darlington Provincial Park.
- Cycling advocates in the municipality have repeatedly requested safe access by creating a multi-use path along Courtice Road between Baseline Road and Megawatt Drive, or a pedestrian/cycling bridge over the Highway 401. These requests should be noted in any future planning for the proposed waterfront park.
- At present all residents live north of the 401, but if there is development to the south of the highway connections will be even more critical.
- Improve connections / transportation between the Courtice Waterfront and Energy Park.
- Provide a linkage from Darlington Provincial Park all the way to the Darlington Nuclear Plant.
- Incorporate a multi-use trail connecting the entire project area.
- Offer alternative modes of transportation like electric bikes and scooters throughout the entire project area.



## Environmental:

- Maintenance practices for trails in Clarington should be more focused on sustainability. Example: find an alternative to salt in the winter; avoid cutting down native vegetation at the edge of the trail.
- Include spaces for naturalized vegetation in the design of the park.
- Include naturalized play areas rather than play structures.
- There is already flooding on the existing trail, storm water mitigation needs to be addressed.
- Preserve and expand endangered species habitats and plantings in the project area (Example: Butternut tree near the Courtice Shores Drive underpass) and fight invasive species (Example: Phragmites).

## Compatibility with existing uses :

- An anaerobic digester is not compatible with prestige office uses like the one proposed by Ontario Power Generation.
- Take advantage of the district heating offered by the EFW facility.

## What would you like to enjoy doing along the waterfront?

- Walking
- Eating in picnic areas
- Eating at waterfront restaurants
- Eating on waterfront restaurant patios
- Fishing
- Hiking

## How will the waterfront park benefit Courtice?

- South Courtice will have a more connected network of paved walking trail.
- There will be more natural space to enjoy.

## Other Comments/Questions:

The waterfront lands can complement the Energy Park by building smaller buildings which are less industrial in character.

- Consider affordable housing in any residential development.
- Consider using the energy theme as inspiration and pursue the development of an electric streetcar.
- Can the Darlington Provincial Park be extended into the Down's Farm?
- Will a new school be needed if there is residential development?

