



Courtice Waterfront and Energy Park Secondary Plan

Public Consultation #2
Engagement Feedback Report

March 5, 2020

Clarington

URBAN STRATEGIES INC .



Acknowledgments

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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. The Municipality's goal is to make the waterfront a destination with a mix of uses and amenities that complement the Energy Park.



Waterfront Planning Process

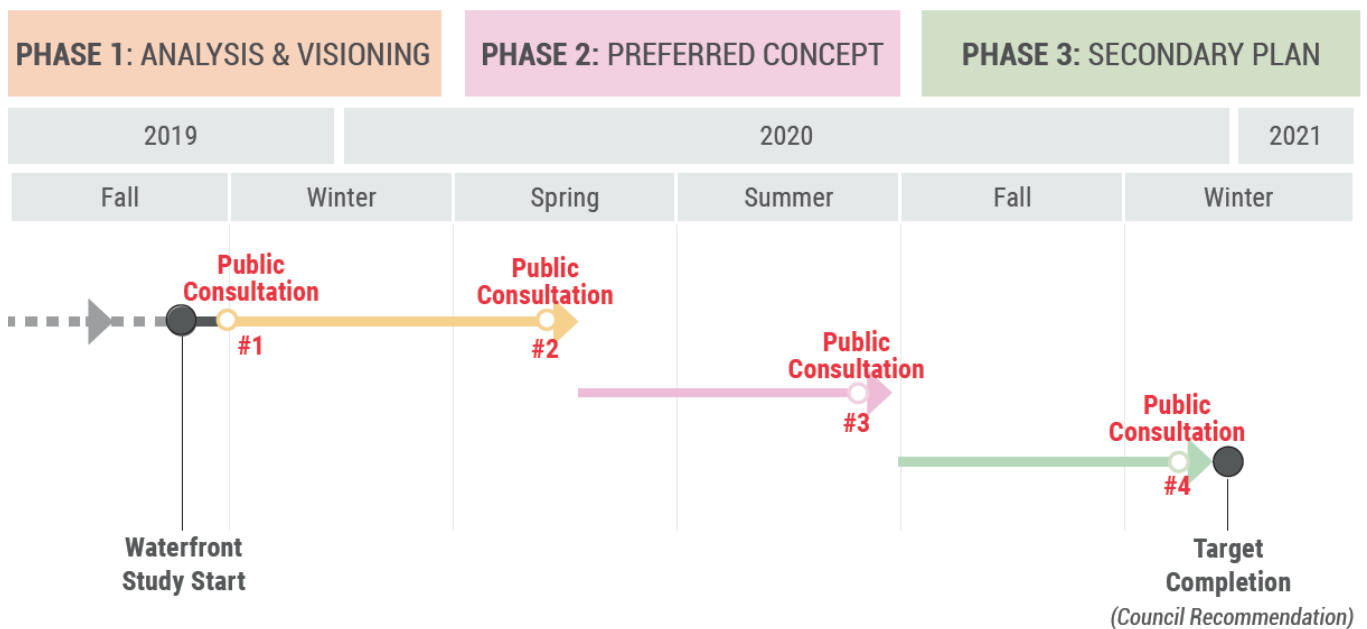
The Courtice Waterfront Study began in the fall of 2019. At the first public open house, on December 03, 2019, the study team shared background information and attendees had an opportunity to share their thoughts on the issues and opportunities the study should address. Further analysis of the study area and its surroundings prepared the team for the Visioning Workshop held on March 5, 2020, summarized in this report.

Based on input from the Visioning Workshop, the study team will explore open space and land use scenarios in Phase 2 of the study. A preferred concept and policy directions for the area will be shared with the public for feedback before the Secondary Plan is prepared in Phase 3. The study is expected to be completed early in 2021.

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 #2 for the Courtice Waterfront and Energy Park Secondary Plan was held at the Faith United Church at 1778 Nash Road in Courtice on March 5, 2020 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 February 19, 20, 26 and 27. Notices were also posted on the municipal website and on the Municipality's Facebook account. Approximately 50 people attended the public meeting.

The public meeting was set up in a visioning workshop format, beginning with a presentation, followed by roundtable discussions facilitated by a member of the consultant team or Municipal staff. The first discussion focused on the Waterfront Park and the second on Land Use and Character. Participants were given a set of postcards with precedents to illustrate their vision for the types of park activities and development they would like to see in the area. They were also invited to fill out a Comment Sheet. Feedback provided through comment sheets, emails and discussions are summarized in this document.

The presentation included the following information:

- Project Timeline
- Stakeholder and Public Input to Date
- Waterfront Area Context
- Energy Park Growth and Investment Context
- Opportunities for the Project Areas
- Existing Condition
- Movement Constraints and Solutions
- Existing and Planned Open Spaces
- Topography and Shoreline Conditions
- Existing and Planned Trails
- Emerging Framework
- Precedents for amenities, residential and park programming
- Next Steps

Discussion 1 was guided by the following questions:

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?

Discussion 2 was guided by the following questions:

What are your three big ideas for development?

What types of commercial uses or 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?

3. Feedback Themes

The following themes emerged during discussions:

Participants expressed support for a mixed use waterfront with a range of housing types. Participants generally felt that the waterfront should accommodate a range of uses and recreational activities that support a year-round community and destination for all ages. Parking supply and access to the Waterfront were identified as potential issues for a denser and more mixed form of development.

Participants saw the Courtice Waterfront as an opportunity for a unique neighbourhood with a higher density than typically found in Courtice. There was general support for townhomes and low-rise and mid-rise apartment buildings, with some participants expressing concern about tall buildings.

Participants were enthusiastic about improvements in quality and completeness of the multi-use path and trail network for recreation and particularly cycling. Some suggested that the existing Waterfront Trail and any new connections be redesigned to accommodate a higher level of foot and cycling traffic. There was also an emphasis on maintaining and properly clearing these paths during the winter, to encourage year-round use.

Participants felt that commercial amenities, such as hotels, meeting facilities and restaurants, would help make the waterfront a tourist destination and would complement employment uses in Energy Park. Participants pointed out that easy access to such amenities would be critical to their success.

Participants expressed a desire to protect the environmental integrity of the area. There was a concern for maintaining and protecting the cliffs, general topography and natural shoreline habitats. Some suggested that the design of parks and trails should take a more naturalized approach.

Participants expressed concerns about the compatibility between sensitive land uses and a potential anaerobic digester. Given the high potential for a mix of sensitive uses (e.g. housing, open space, trails, tourist destinations, prestige office employment), there was a concern that an anaerobic digester in the Energy Park could negatively impact surrounding uses.



Detailed Feedback

Big Ideas for the Waterfront Park:

Discussion 1 focused on listening to participants' big ideas for the Waterfront Park. Ideas for the park fell into 5 broader categories:

1. **Connections**
2. **Water's Edge**
3. **Natural Areas / Activities**
4. **Entertainment / Amenity Uses**
5. **A Year Round Park**

Participants saw the creation of better Connections to the Waterfront as key to the success of the area, including north-south connectivity over the highway and rail, and east-west connectivity across the regional waterfront. Discussions focused on connections for active transportation, and specifically cycling trails and multi-use paths, pedestrian / cycling bridges over the 401 and rail lines at Trulls Road, and better integration with Darlington Provincial Park. Improved connectivity was discussed as both a means for better accessibility and an opportunity for recreation. On trails, participants felt that better wayfinding and covered shelters for cyclists and pedestrians would improve their usability.

Access to the Water's Edge was identified as a critical component to, and opportunity for, making the Waterfront Park a special place. Participants expressed that they would like to see the Waterfront Park take advantage of its location on Lake Ontario, by integrating a pier, a boardwalk, a beach, or a marina / boat launch.

Participants also expressed that the future Waterfront Park should take advantage of the Natural Areas, particularly those associated with the Tooley Creek Valley. Suitable activities mentioned by participants included birdwatching and fishing. Some also mentioned that this could be a good location for a Nature Interpretation Centre, including pollinator gardens, which could provide an educational experience and a tourist attraction.

Participants supported the integration of Entertainment / Amenity Uses at the Waterfront Park. There was a desire to see the presence of cultural event spaces including outdoor amenities like a landscaped amphitheater, outdoor space for

events or festivals, or a bandstand, as well as indoor amenity space particularly for events in the wintertime, this could be an art gallery or theatre. There was also a desire to include places to get snacks and refreshments, covered shelters and shade structures, benches, public washrooms, and public art.

There was enthusiasm for the creation of a year-round park, including space for both cold weather activities and warm weather activities. In the winter, participants mentioned a desire for cross-country ski trails, skating and snowshoeing trails, and an outdoor skating rink. In milder and warm weather, participants mentioned that they would like to see the park facilities enable a mix of passive and active recreational programming, including a splash pad, kids' playground, playground for adults with outdoor fitness equipment, outdoor fire pits, a bonfire space, and picnic space with tables.

Big Ideas for Development:

Discussion 2 focused on listening to participants' big ideas for development in the Waterfront Neighbourhood. Discussion about development covered 5 main topics:

1. **Mix of Uses**
2. **Commercial Uses**
3. **Community / Civic Uses**
4. **Residential Uses**
5. **Development intensity and form.**

Participants largely supported ensuring a Mix of Uses at the Waterfront, seeing this as an opportunity to create a new complete community. Some voiced concerns that the Waterfront Neighbourhood would be developed as a solely residential community. Participants had a particularly positive response to examples shown of mid-rise main streets with retail at-grade and residential above.

There was enthusiasm among participants about the potential for Commercial Uses at the Waterfront. Many expressed that they see this as an opportunity for restaurants & cafes that are "destinations," not

chains, and that are integrated with outdoor space taking advantage of the landscape. Some also expressed this could be a location for specialty retail, like a brewery or in particular a cidery, responding to the history of the apple orchards in the area. With the Waterfront already a place for cycle tourism and the anticipated increase in jobs at the Energy Park, some participants mentioned that this could be a good location for a hotel and conference space.

Participants were supportive of the Waterfront becoming home to new Community and Civic Uses, including a theatre, community and recreation centre, or art centre.

Participants were supportive of there being a Residential community at the Waterfront, particularly to give the area more of a 24/7 atmosphere. Most participants saw this as an opportunity for a mix of low, medium and high density residential development. A few participants mentioned that Courtyce is lacking in long term care homes, and this could be a good location for a new long term care facility, with the access to the outdoors and nature ideal for the elderly.

Participants suggested a range of matters that should be considered in relation to Development Intensity and Form. Some participants expressed concerns with the lack of access to the waterfront inhibiting the potential for higher density development, stating that the level of intensity should be determined by the access improvements that can be implemented. There were also concerns with the way in which development could integrate with the natural landscape and lake. Participants expressed that development should take advantage of the natural landscape, but the built form should be sensitive to the context. There was also an emphasis on maintaining the waterfront itself as a public amenity, ensuring that all development have a substantial setback from the lake. Participants expressed that the Courtyce Waterfront has the potential to be an important regional destination, and consequently the architectural styles should be high quality, harmonious and integrate modern architecture.





PUBLIC MEETING #2

COURTICE WATERFRONT STUDY & ENERGY PARK SECONDARY PLAN UPDATE

Share your thoughts on the information presented on the Courtice Waterfront and Energy Park Secondary Plan, as well as any other ideas and comments you would like us to know. Please leave this sheet with a staff member before you leave.

What would draw you to the waterfront in all four seasons?

Trails

Artist Renderings and Installations

What activities do you envision in the Municipal-Wide Park?

Skating

Niche Shopping

Riding/Skiing in waterfront trails

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?



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What activities do you envision in the Municipal-Wide Park?

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What types would complement the Energy Park?

What type of residential development do you think is appropriate adjacent to waterfront public spaces?



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What would draw you to the waterfront in all four seasons?

Patio style restaurant, coffee shop, and/or pub that can be accessed from the Energy Park, Darlington Provincial Park, and from bike paths.

Have a vista or splash pad that blends into the natural environment

Keeping the portion adjacent to the provincial park as natural as possible to preserve and have access to/from the parks

What activities do you envision in the Municipal-Wide Park?

Biking, splash pads, biking, picnics, etc.

What types of commercial uses or other amenities would contribute to a destination on the waterfront?

Small restaurant, pub, coffee shop, but keep major commercial infrastructure to the east of Tooley Creek.

What types would complement the Energy Park?

What type of residential development do you think is appropriate adjacent to waterfront public spaces?

2-3 Story Townhomes or Condos



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What would draw you to the waterfront in all four seasons?

What activities do you envision in the Municipal-Wide Park?

Hiking, biking, fitness

Skating rink and skating trail

Bandshell, amphitheater for community groups

Small boat launch, canoes and kayaks

Self-supporting facilities

P.A.C

What types of commercial uses or other amenities would contribute to a destination on the waterfront?

Banquet facility / conference centre for bigger events

Restaurant (destination)

Resort, spa

What types would complement the Energy Park?

What type of residential development do you think is appropriate adjacent to waterfront public spaces?

Port dover

Stepped condos - midrise

Main street

Seniors / assisted living



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What would draw you to the waterfront in all four seasons?

Waterfront Trail

Restaurant

What activities do you envision in the Municipal-Wide Park?

Swim area

Splash Pad

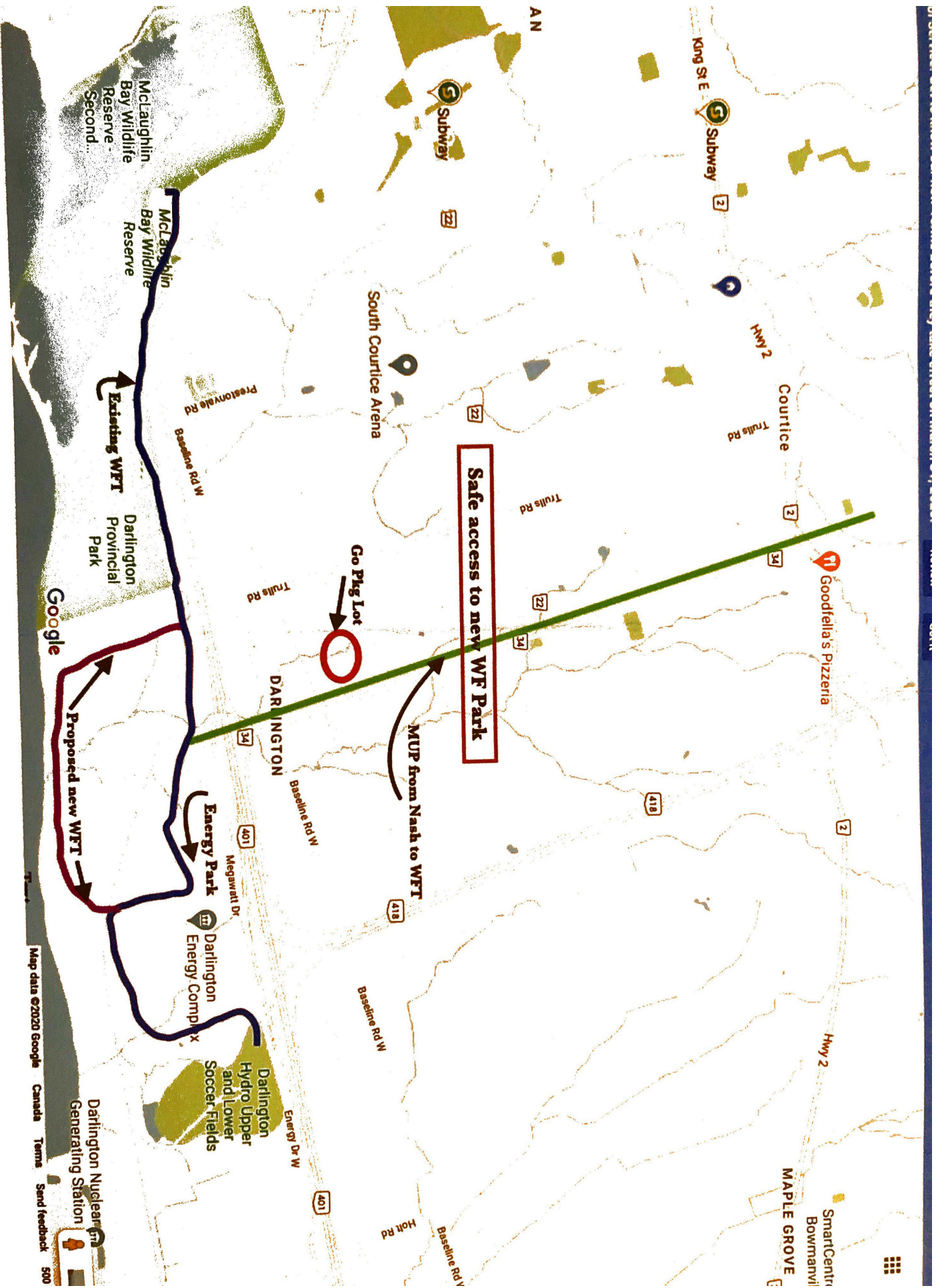
What types of commercial uses or other amenities would contribute to a destination on the waterfront?

No Hotel

What types would complement the Energy Park?

What type of residential development do you think is appropriate adjacent to waterfront public spaces?

Medium, No large apartment buildings



Safe access to new WF Park

MUP from Nash to WFT

Go Plg Lot

Existing WFT

Proposed new WFT

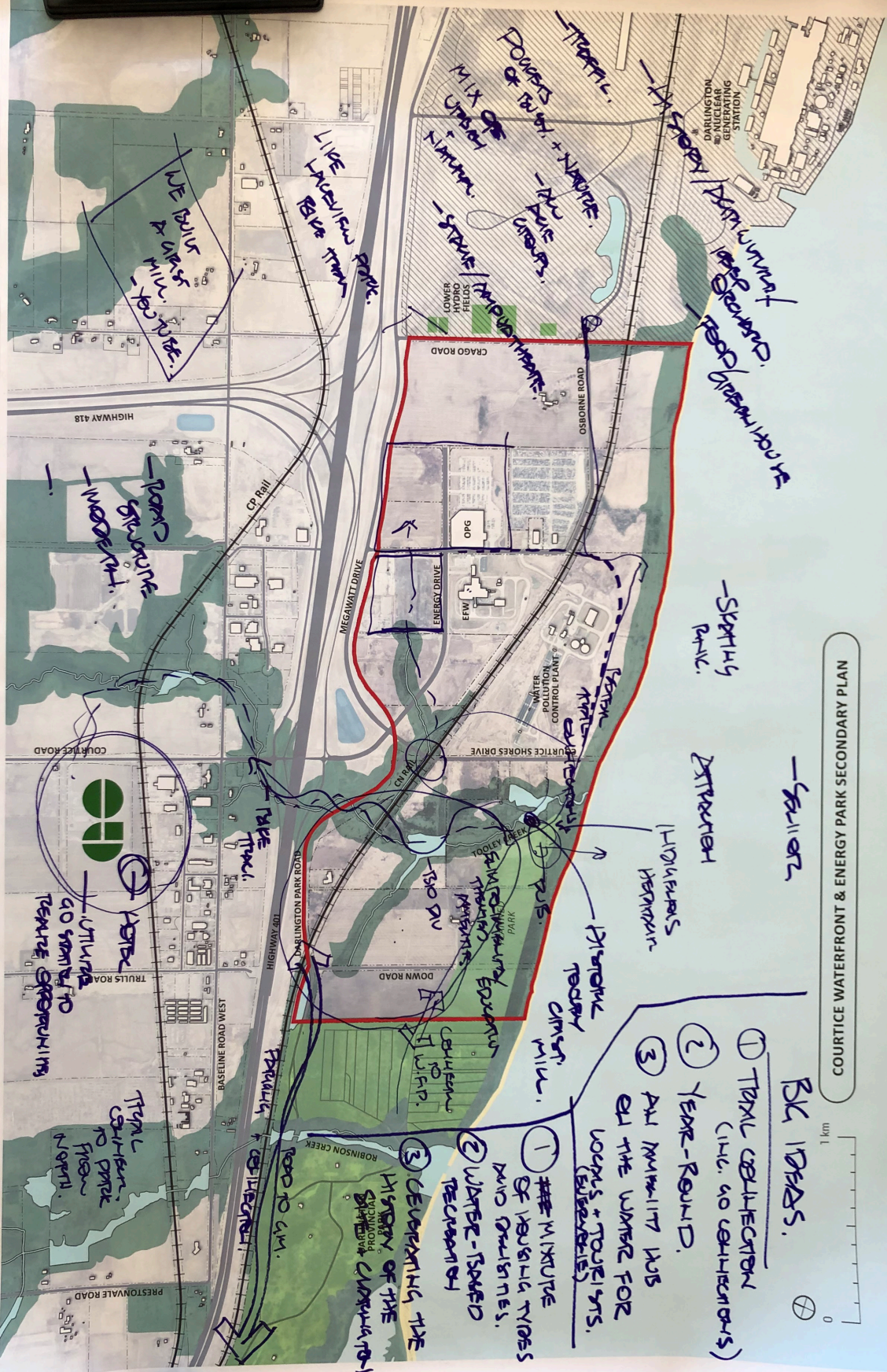
COURTICE WATERFRONT & ENERGY PARK SECONDARY PLAN



BL IDEAS.

- ① TRAIL COLLECTOR (i.e. NO COLLECTIONS)
- ② YEAR-ROUND.
- ③ ALL MUNICIPAL BUS ON THE WATER FOR LOCALS + TOURISTS. (SUBSIDIZED)

- ① MIXTURE OF HOUSE TYPES AND DISTANCES.
- ② WATER-BASED RECREATION
- ③ CELEBRATING THE HISTORY OF THE PROVINCE



SPORTS PARK.

EXERCISE

HIDU PARKS HERMAN

PHOTONIC TOWER DRIVE

TRAFFIC.
 POWER
 MIX OF URBAN + RURAL
 KITCHEN
 STAIRS / HANDICAPPED
 LOWER HYDRO FIELDS

STREET LIGHTS
 DARLINGTON GENERATING STATION
 WATER POLLUTION CONTROL PLANT
 ENERGY PARK
 COURTYARD
 TRAILS

SPORTS STRUCTURE
 WOODEN
 WE BUILD A MASSIVE MUSEUM FOR YOU TO USE.

TRAILS
 HERMAN
 GO FROM TRAILS TO TRAILS
 TRAILS

TRAILS
 TRAILS
 TRAILS

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Sent: Thursday, March 5, 2020 9:04 PM
To: EnergyPark <energypark@clarington.net>
Subject: Energy Park ideas/suggestions

EXTERNAL

I attended tonight's workshop but had to leave early but would like to write some ideas/suggestions I have for the Energy Park in Courtice. I am a resident of Courtice and live on Blackcreek Trail and have two daughters that attend Courtice North Public School. I currently work at Darlington Nuclear Power Plant and have worked at both the OPG Darlington Energy Complex (facility in the Energy Park) and the GM Head Office at McLaughlin Bay in the past. I have also camped on numerous occasions at Darlington Provincial Park.

I feel that the following should be incorporated:

- Improve the trail continuity and connectivity through the Energy Park
 - from Darlington Provincial Park from the west. This can be accomplished by either by continuing the park interior trail from site 176, having a trail extend from the end of the existing road at site 185, or by connecting to the waterfront trail near the entrance from the park.
https://www.ontarioparks.com/pdf/maps/darlington/park_map.pdf
 - from Darlington Nuclear Power Plant from the east. This can be accomplished by continuing the trail at the north end of the soccer fields and/or the trail at the south end of the soccer fields. These trails should connect the businesses in the area to the park.
 - from Courtice from the north. Access south into the energy park should be available from the future GO transit train station and the future downtown Courtice. A continuation of the Farewell Creek Trail from Tooley Mill Park down into Darlington Provincial Park should be made available as a means to enter the Energy Park.
 - These trails should minimize the amount of time that you are required to travel down the side of a road and should go along the waterfront as much as possible.
- Maintain a natural environment adjacent to the Provincial park as much as possible but implement a park like location that attracts families for recreation including:
 - A beach area
 - it should include items used mainly in the summer such as a vista, water park, splash pad, playground, outdoor fitness equipment, or similar.
 - I don't think that winter recreational activities would be practical in that location as it can get quite cold next to the waterfront.

- This should have "Energy" as a theme and include sculptures and art that are consistent with that theme.
- Washrooms/changerooms
- An off leash dog park (none currently exist in Courtice)
- Have some sort of commercial destination that could be used as follows:
 - Dining that is available for people who work at the Energy Park during the day (quick lunch) and for locals/tourists looking to spend an evening dinner down by the lake or campers in the Provincial Park. This should include a patio area that is liquor licensed.
 - Concession/coffee shop/diner that has ice cream, snack bar, and other small menu items and may only need to be a 3 season establishment with plenty of outdoor seating.
 - These should have a picturesque setting and be easily accessible from the trails and from vehicle with plenty of parking.
- 2 or 3 story residential such as townhomes or condos may be suitable just north of the planned park area off of Down Rd but I don't feel detached residential or high rise apartments are suitable.
- I don't think a hotel would be best suited for the area unless it is east of Tooley Creek in the industrial area.

I would appreciate if you let me know when the slides from the workshop are made available as I am interested in staying informed. Let me know if you have any questions or require additional feedback on anything.

Thanks, [REDACTED]