

Staff Report

If this information is required in an alternate accessible format, please contact the Accessibility Coordinator at 905-623-3379 ext. 2131.

Report To:	Joint Committees		
Date of Meeting:	April 27, 2020	Report Number:	PSD-013-20
Submitted By:	Faye Langmaid, Acting Director of Planning Services		
Reviewed By:	Andrew C. Allison, CAO	Resolution#:	JC-074-20, C-202-20, C-203-20
File Number:	PLN 33.19	By-law Number:	
Report Subject:	Region of Durham Mixed Waste Pre-Sort and Anaerobic Digestion Organics Processing Facility – Site Selection Process Municipal Comments on Evaluation of Short-List of Sites and Identification of Preferred Site		

Recommendations:

1. That Report PSD-013-20 be received;
2. That Report PSD-013-20 be adopted as the Municipality of Clarington's comments on the Mixed Waste Transfer / Pre-Sort and Anaerobic Digestion Organics Processing Facility Siting Report (GHD, March 6, 2020);
3. That the Region of Durham be requested to address the comments in Report PSD-013-20;
4. That the Region of Durham be requested to collaborate with the Municipality by committing and contributing to the economic development objectives of the Courtice Waterfront and Energy Park area;
5. That a copy of Report PSD-013-20 and Council's decision be sent to the Region of Durham, the Ministry of Environment, Conservation and Parks, and the other Durham Region area municipalities; and
6. That all interested parties listed in Report PSD-013-20 and any delegations be advised of Council's decision.

Report Overview

The Region of Durham has been investigating anaerobic digestion as a technology option for the management of organic waste since 2011. The Region's Long-Term Waste Management Plan (2021-2040) highlighted that organics in the waste stream were impacting the capacity of the Durham York Energy Centre and would contribute to requiring expansion sooner than later, if not removed. The Region's green bin system partially addresses the issue. Approximately 40% of the curb-side garbage pick-up consists of organics that have the potential to be managed through anaerobic digestion.

In 2018, anaerobic digestion coupled with a mixed waste transfer and pre-sort facility was approved by Regional Council as the preferred technologies for the Region's long-term organics management strategy. Approval to proceed with an evaluation of siting options was granted a year later. While an Environmental Assessment is not required for the proposed facility, the Environmental Assessment siting framework methodology informed the process followed.

This report is in response to the recent release of the mixed waste transfer, pre-sort and anaerobic digestion facility siting study report for public comment. The Region's consultant's report identified the Regionally owned lands in Clarington's Energy Park as the preferred site.

While Environmental Compliance Approval and land development processes are yet to come, the current siting exercise is the opportunity for both Municipal and Regional Council to thoroughly consider the appropriateness of the facility in the recommended preferred location.

Report PSD-013-20 are Clarington staff's comments and recommendations for additional study and siting considerations.

1. Background

- 1.1 Investigation of anaerobic digestion (AD) technologies as a potential component of the Region of Durham's integrated waste management system began in earnest in 2011. In June 2018, Regional Council approved AD coupled with a mixed-waste transfer and pre-sort facility as the preferred technologies for the Region's long-term organic waste management solution.
- 1.2 The Region's long-term organics management strategy seeks to respond to the significant growth being experienced in Durham Region; support the achievement of the Region's 70% waste diversion target; ensure the Region is in full compliance with changing provincial legislation, including the ban of organics from disposal; and reduce the amount of waste sent to the Durham York Energy Centre (DYEC), optimizing its use and postponing the need for expansion of the facility.

- 1.3 A mixed waste transfer and pre-sort facility would receive the residual waste from single family and multi-family dwellings in Durham Region and then separate out the recyclables and organics that were not diverted at the source. The recyclables would be sent to market, the organics would be processed by AD along with the source separated “green bin” organics, and the remaining residual waste would be disposed of at the DYEC.
- 1.4 In June 2019, based on an updated preliminary business case, the identification of a service delivery approach, and the investigation of the beneficial end uses of the by-products from an AD facility, Regional Council directed Regional staff to proceed with a siting evaluation prior to proceeding with the procurement process for design, build, operate and maintain private sector contract.
- 1.5 On March 6, 2020, the Region issued the Mixed Waste Transfer / Pre-Sort and Anaerobic Digestion Organics Processing Facility Siting Report (Siting Report) prepared by their consultants, GHD. The report details the methodology, criteria and results of their siting exercise. It identifies and recommends a preferred site. While an Environmental Assessment (EA) is not required for the proposed undertaking, a site selection process based on the framework of the EA process was implemented. The Region’s summary of the siting process, criteria and public consultation is provided in Attachment 1.
- 1.6 As a result of their review, the Region’s consultants have identified the “South Clarington” site (the “Site”) as the recommended preferred site for the mixed waste transfer, pre-sort and AD facility (the “Facility”). The Site is located within the Clarington Energy Business Park (Energy Park) near Courtice Road and Highway 401. The report has been issued for public and agency comments. Regional Council will consider a recommendation report from Regional staff for siting of the Facility and seeking approval to proceed with vendor / technology procurement on May 13, 2020.
- 1.7 On April 14, 2020, Clarington Council referred a proposed motion to staff to report back at the April 27, 2020 Joint Committee meeting regarding the Facility Siting Report (Attachment 2).
- 1.8 The purpose of this report is to provide comments on the recommended preferred siting of the Facility. Staff have not reviewed the other sites considered by the Region, rather this report discusses and focuses on the compatibility of the Facility with the land use goals and urban design objectives for the South Courtice area. It details the broader long-term vision and economic opportunities of the area, including local, regional and provincial interests. Regional commitments to support alignment of the “South Clarington” site with existing policy and economic development objectives and contribute to sustainable growth of the community are recommended.

2. Site Description

- 2.1 The recommended preferred “South Clarington” site is located within the Courtice urban boundary, south of Highway 401, in the Clarington Energy Park. It is comprised of three adjacent land parcels, transected by Energy Drive, with a total area of 16.1 hectares (Ha). The Site location is shown in Figure 1.



Figure 1 – Recommended Preferred “South Clarington” Site

- 2.2 The Site is owned by the Region of Durham and is currently vacant of buildings and structures. It is situated west of and abuts the DYEC, also owned by the Region. A private access lane for the DYEC crosses the southern extent of the Site connecting with Courtice Shores Road.

- 2.3 The surrounding uses in immediate proximity to the Site are:
- North - Megawatt Drive and realigned Highway 401 and off ramps
 - South - Canadian National Railway (CNR) line and the Region of Durham's Courtice Water Pollution Control Plant (WPCP)
 - East - Future location of East Penn Canada Power Battery Sales Ltd. head office and warehouse and the DYEC
 - West - Realigned Highway 401 off ramps and vacant lands owned by the Ministry of Transportation and Region of Durham, and the future Courtice Waterfront park
- 2.4 Other nearby uses include:
- North - Industrial lands and the future Courtice GO Train Station
 - South - Waterfront trail and publicly and privately-owned vacant lands
 - East - Ontario Power Generation's (OPG) Darlington Energy Centre and OPG Headquarters Campus expansion area, privately owned agricultural land, and OPG's Darlington Nuclear Generating Station
 - West - Tooley Creek and associated publicly owned buffer lands, privately owned agricultural land, and Darlington Provincial Park
- 2.5 Land ownership in the area is shown in Figure 2 and includes 85 Ha of land owned by the Region and 32 Ha of land owned by the Municipality.

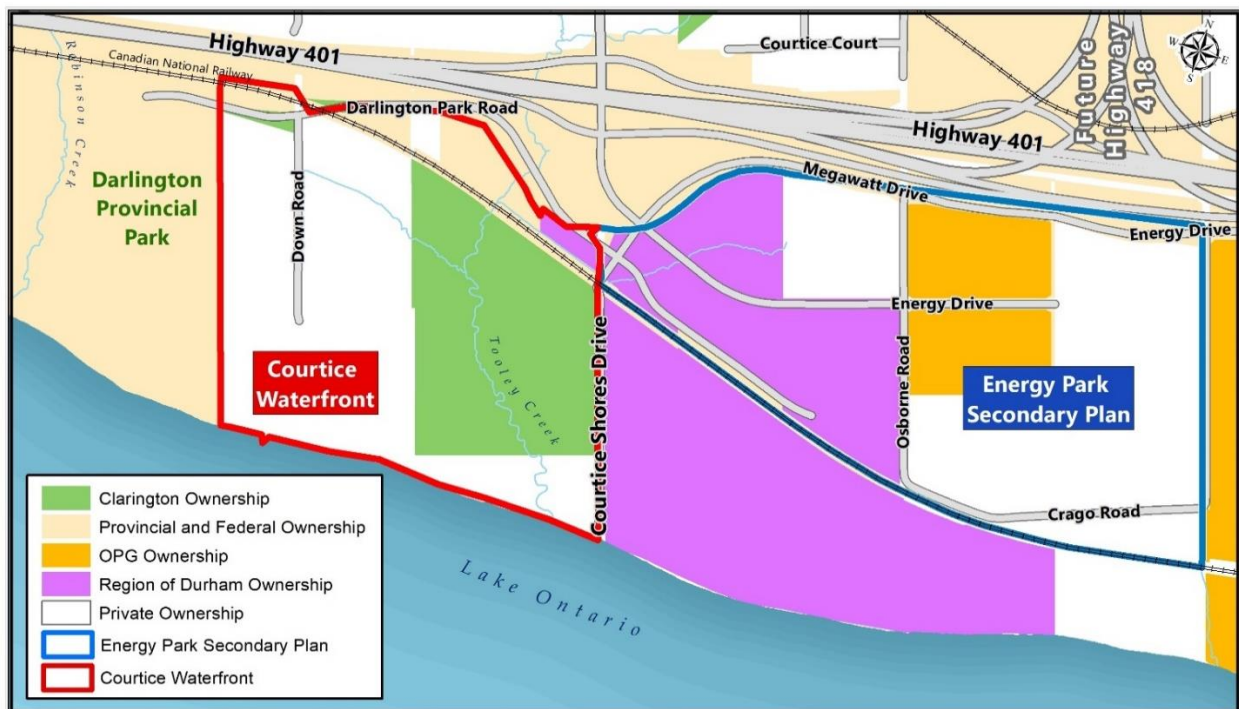


Figure 2 – Land Ownership – Site and Surrounding Area

3. Planning Framework

Provincial Policy

- 3.1 Sustainable community planning underlies Ontario's land development policy direction, including ensuring that necessary infrastructure is or will be available to meet current and projected needs.

Provincial Policy Statement

- 3.2 The Provincial Policy Statement, 2020 (PPS), in effect May 1, 2020, sets out settlement areas as the focus of growth and development. Appropriate land uses are based on efficient use of land, resources and infrastructure.
- 3.3 Major facilities, including waste management systems, are to be planned and developed to avoid, or where not possible, minimize and mitigate adverse and nuisance effects.
- 3.4 Economic development and competitiveness are supported in the PPS by an appropriate mix and range of employment uses. Municipalities are to provide opportunities for a diversified economic base, including providing for a range and choice of suitable sites for employment uses. Employment areas in proximity to major goods movement facilities, and corridors for employment uses that require those locations, shall be protected.

Growth Plan

- 3.5 The Growth Plan for the Greater Golden Horseshoe (Growth Plan) further emphasizes sustainable infrastructure planning. This includes the consideration of cost efficiency, growth planning, land use compatibility and environmental protection.
- 3.6 Economic development and competitiveness in the Growth Plan are supported by making more efficient use of vacant and underutilized employment lands, increasing employment densities, and integrating land use planning and economic development strategies.
- 3.7 The Growth Plan directs that upper-tier municipalities establish minimum density targets for employment areas within settlement areas, which are to be implemented through Official Plan policies, land use designations and zoning by-laws. Municipalities may identify and protect prime employment areas along major goods movement facilities and corridors, including major highway interchanges.

Provincially Significant Employment Zones

- 3.8 Provincially Significant Employment Zones (PSEZ) were introduced to the Growth Plan with the release of updates in May 2019. PSEZs are large, contiguous and constraints free lands located along major transportation infrastructure, designated for the purpose of long-term planning for job creation and economic development. PSEZs, as identified by the Growth Plan, are crucial to the Province’s economy and cannot be converted to another land use without a comprehensive assessment of employment land needs and the implications for economic development. The development roll-out strategy for PSEZs by the province is underway.
- 3.9 In Clarington, portions of south Courtice have been identified as part of the “Durham South (Oshawa East and Clarington) Provincially Significant Employment Zone” and include the Site (see Figure 3).

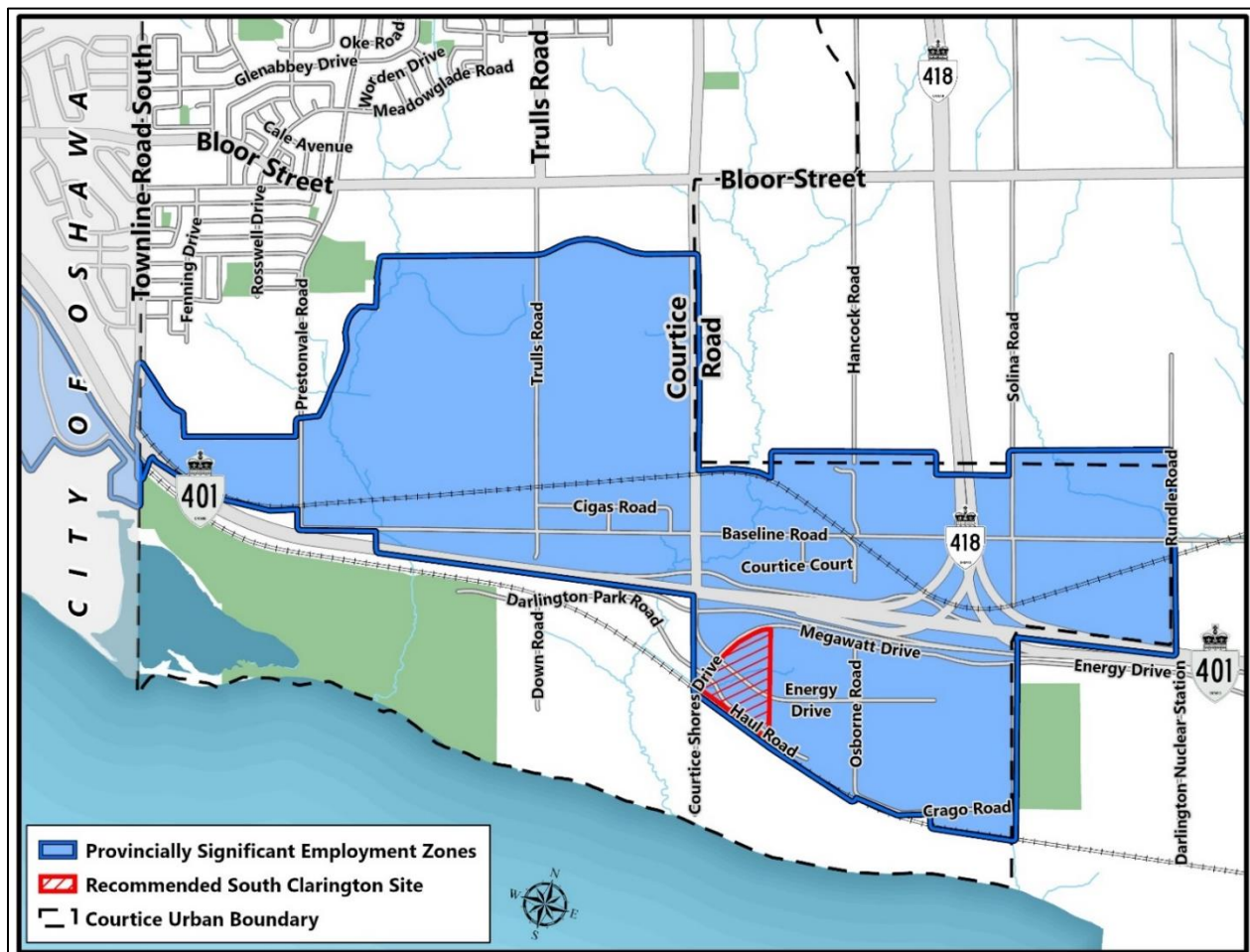


Figure 3 – Durham South (Oshawa East and Clarington) Provincially Significant Employment Zone

Official Plans

Durham Region Official Plan

- 3.10 The Durham Region Official Plan designates the Site as Employment Area. Employment Areas are intended to accommodate uses that may require access to the highway, rail and/or shipping facilities, separation from sensitive uses, or may benefit from locating close to similar uses. Uses permitted in this area may include manufacturing, assembly, and processing of goods, service industries, research and development industries, and warehousing. Redevelopment, intensification and beautification of existing Employment Areas abutting Highway 401 is encouraged.
- 3.11 The Durham Region Official Plan, currently under review, recognizes the importance of key economic drivers that will influence the future growth and development of the Region. Relevant drivers include the Clarington Energy Business Park where the Site is located, Highways 401 and 418 (part of the new Hwy. 407 extension) located adjacent to the Site, and the potential future expansion (New Build) of the near-by Darlington Nuclear Generating Facility.
- 3.12 Policy direction in the Durham Region Official Plan relating to the development of waste management sites is limited to new or expanding landfill operations.

Clarington Official Plan

- 3.13 The Clarington Official Plan designates the subject lands Business Park. A small area of land is identified as part of the natural heritage system. This area is associated with a small tributary of Tooley Creek.
- 3.14 Business Parks have prime exposure along Highway 401 and major arterial roads. Development within Business Parks is intended for employment intensive uses exhibiting the highest standard of building design and landscaping in order to provide an attractive appearance that reflects or takes advantage of this high visibility. Goals, objectives and policies applicable to Business Parks are set out in Secondary Plans.
- 3.15 A minimum density target of 30 jobs per gross hectare is required on lands designated Business Park.
- 3.16 In any land use designation, an amendment to the Clarington Official Plan is required for new composting sites, or expansions to existing sites. Studies that address the potential impacts of the composting site on the natural heritage system and surrounding residents, including traffic, environmental and nuisance impacts (i.e. noise, odour, dust) and the financial implications for the Municipality, are required as a component of the development application. If the Region of Durham were a private corporation, they would be required to address this requirement for the proposed Facility.

Clarington Energy Business Park Secondary Plan

- 3.17 The Site is located within the Clarington Energy Business Park (Energy Park) Secondary Plan area, which designates the subject lands a mix of “Prestige Employment Node” and “Light Industrial 1”. Energy Park Secondary Plan Map A - Land Use and Primary Roads is provided in Attachment 3.
- 3.18 The Energy Park Secondary Plan was adopted in 2006. It outlines a vision for the Energy Park that focuses on the development of prestige, energy-related employment uses on a site that is adjacent to the OPG Darlington Nuclear Generating Station. The intent of the Energy Park policies is to promote growth in the energy and environment sectors of the regional economy and to create an energy cluster. The Energy Park Secondary Plan is currently being updated. The updated plan will continue to promote and grow a prestige employment area with a focus on creating an energy employment cluster in Clarington.
- 3.19 The Prestige Employment Node designation permits business office; research and development facilities; university and college facilities; hotels and convention centres; and commercial and recreational uses to support the businesses in the Energy Park and their employees. The Light Industrial 1 designation permits business office; research and development facilities; manufacturing, assembling and fabricating facilities; industrial processing, excluding the processing of waste, and warehousing ancillary to an industrial use.
- 3.20 The Secondary Plan provides urban design standards with respect to streetscaping, site layout and design, landscaping and location of parking and loading areas. These policies have the effect of creating a high-quality streetscape and building form that reflect the prestige employment area created by the Energy Park.

Zoning By-law

- 3.21 For the Site, the zone boundaries align with the Energy Park Secondary Plan area designation boundaries. Zoning By-law 84-63 zones the lands designated Prestige Employment Node as Energy Park Office (MO1) Zone, while the lands designated Light Industrial 1 are zoned Energy Park Light Industrial (ML1) Zone. The uses permitted in these zones reflect the permitted uses prescribed for the corresponding land use designation.
- 3.22 While the processing of waste is not a permitted use within any zone on the Site, provisions of Zoning By-law 84-63 grant an exemption for public uses provided by a public authority. As such, the Region can override the regulations of Zoning By-law 84-63 and locate the Facility in any zone.

4. Long Term Planning Vision

Courtice Waterfront Park and Energy Business Park

- 4.1 In 2018, not long after the approval of Clarington Official Plan Amendment 107, the Municipality of Clarington retained Urban Strategies Inc. to review and update the Clarington Energy Business Park Secondary Plan. The purpose of the review was to identify a renewed vision and updated policy framework for the future of the area.
- 4.2 In September 2019, and to address the deferral by the Region of the Municipal Wide Park, Report [PSD-033-19](#) presented to Council a strategy to plan for the development of the Courtice Waterfront. This strategy included the expansion of the Clarington Energy Business Park Secondary Plan Update study area to include the Courtice Waterfront, providing the opportunity for the development of a comprehensive, integrated, and complementary planning vision for this adjacent area. Planning for development of the Courtice Waterfront is identified by Clarington Council in its Strategic Plan 2019 – 2022 as a Legacy Project.

The expanded study area adopted by Council shown in Figure 4, includes all lands south of Highway 401, between Darlington Provincial Park and Darlington Nuclear Generating Station.



Figure 4 – Courtice Waterfront and Energy Park Secondary Plan Study Area

- 4.3 The expanded study of the area began in the fall of 2019. It seeks to provide a fresh, comprehensive vision for the area, including a clearly delineated Municipal Wide Park spanning the waterfront area. The Municipality's goal is to make the waterfront a destination with a mix of uses and amenities that compliment the Energy Park. The study is expected to be completed early in 2021.
- 4.4 To date, two of four planned public consultation sessions have been held. At the first public information session held in December 2019, attendees provided feedback on the issues and opportunities the study should address. The second public information session consisted of a visioning workshop focused on the desirable land uses for the waterfront park and the complimentary characteristics of the surrounding private development areas, including the Energy Park.
- 4.5 The Courtice Waterfront and Energy Park Secondary Plan Update Vision Workshop presentation is provided as Attachment 4 and highlights the attributes and opportunities of the area, including the following:
- A distinct, prestige employment area not found anywhere else in Clarington;
 - The opportunity to provide public access to a Municipal-wide park along Lake Ontario as both a local amenity and a potential tourist draw;
 - Proximity to major regional transportation corridors;
 - Existing significant publicly owned open space and natural features;
 - A network of existing and planned trails;
 - Announcement of the move of OPG headquarters to the Energy Park, representing approximately 2,000 jobs; and
 - Proximity to the future GO East Expansion – Courtice Station and the related proposed Courtice GO major transit station area.
- 4.6 The Courtice Waterfront Energy Park Secondary Plan Update Vision Workshop feedback summary is being prepared by Urban Strategies Inc. Based on the public consultations, key vision elements under consideration for the study area are:
- A mixed use waterfront with a range of housing types;
 - Commercial amenities to support the waterfront as a tourist destination and complement employment uses in the Energy Park;
 - A desire for an improved and fully connected multi-use path and trail network; and
 - A naturalized design approach that protects the environmental integrity of the area.

South Courtice Employment Lands and Transit Hub

- 4.7 The Courtice Employment Lands Secondary Plan area is located north of the Site, immediately north of Highway 401, with the Courtice GO station at its centre. The Courtice Employment Lands Secondary Plan will create a blueprint that will transform south Courtice into the major employment and innovation centre for Clarington and Durham Region. The Courtice Employment Lands are intended to accommodate a minimum of 50% of the Municipality's forecasted employment by the year 2031. These areas will be designed to achieve high employment densities with the greatest densities being found around the Courtice GO Station.
- 4.8 On February 20, 2020, the Metrolinx Board of Directors endorsed the GO Train extension, with two-way, all-day train service, to Courtice and Bowmanville. The location of the Courtice GO Station is within lands designated Transportation Hub within the Clarington Official Plan and is a Provincial Major Transit Station Area (MTSA). The MTSA offers a unique opportunity to create a transit-oriented centre from scratch. The MTSA will be developed as a major mixed-use area for employment and residential development. These lands will be the focal point for the greatest density within the Courtice Employment Lands Secondary Plan area.

5. Discussion

- 5.1 According to the evaluation undertaken by the Region's consultant, the Site in Clarington has more advantages than disadvantages when compared to the other short-listed sites from an environmental, cultural, technical and capital / transportation cost perspective.
- 5.2 Clarington staff recognize that there may be potential capital and transportation cost advantages and synergies offered by siting the Facility in proximity to the DYEC. The focus of the following comments from staff highlight the substantive issues related to land use compatibility, economic opportunity, potential limitations to development, and public consultation that have not been adequately addressed to date. In addition, comments relating to selection of the Site and alternative Site considerations within the Energy Park are brought forward.

Land Use Compatibility

- 5.3 The Siting Report states that development of the Facility at the Site is "consistent with existing, proposed and surrounding land uses and land use designations and allows for an acceptable use within the land use planning context." **The examination of land use compatibility is limited to existing development and does not take into account future uses envisioned for the Energy Park or the Courtice Waterfront.** There is no discussion of the land use planning framework that applies to the Site and the compatibility of the Facility with Provincial, regional and local planning policy objectives (Clarington has not received, to date, a Planning Justification Report confirming the

statements made in the consultant's report). There has been little consideration of the original Secondary Plan goals/objectives or the update to the Secondary Plan which began prior to the initiation of the siting exercise. The expanded study to create a comprehensive vision for the Courtice Waterfront area began in late 2019 with Regional Planning concurrence. **The significance of the recent designation of the area as part of a Provincially Significant Employment Zone should also be addressed in a fulsome manner.**

- 5.4 Region staff were involved in the Energy Park Secondary Plan in 2005 and have been members of the Courtice Waterfront and Energy Park Secondary Plan Update Steering Committee since its inception in 2018. Analysis of future waste facilities within the Energy Park were previously discussed and concerns were raised regarding compatibility with the vision for the Energy Park and the Waterfront.
- 5.5 A key objective of the Energy Park Secondary Plan is to establish a gateway to the Energy Park at the Courtice Road and Highway 401 interchange. The Site (northern portion) is the cornerstone of the gateway, highly visible from Highway 401 and intended to define the entrance to the Energy Park. The Prestige Employment Node designation envisioned in the Energy Park Secondary Plan concentrates higher-order and higher-density uses characterized by high quality urban design at this gateway. With an expanded planning strategy for the area underway, Courtice Road provides connection to the waterfront. In many ways this intersection is the face of the Municipality for those arriving in Clarington from the west.
- 5.6 With an estimated contribution of 40 jobs, the Site does not align with the minimum employment density target in the Growth Plan and the Clarington Official Plan for Employment Areas (2.5 jobs per gross hectare compared to a target of 30 jobs per gross hectare). The significance of this area from an economic / employment perspective is discussed in sections 5.10 – 5.13.
- 5.7 The Siting Report indicates that the Facility fits into the Energy Park's sustainable development and design standards. Details relating to the site components, layout and design have, to date, not been provided. **Compatibility of the Site and Facility design with the Streetscape and Sustainable Development Design Guidelines for the Energy Park and committing to the site plan process, in a similar manner to the DYEC and other Regional facilities, is an expectation.** For new development, the Secondary Plan policies, including urban design and sustainable development directives, are reviewed and implemented through the Municipality's site plan development process.
- 5.8 The Siting Report indicates that the Facility has potential to build upon the energy-related character of the Energy Park through the development of this Facility and new energy production facilities. Biogas consisting mostly of methane will be a major by-product of the AD process at the Facility. Uses include combustion to generate electricity and heat, or processing into a renewable natural gas (RNG) and/or

transportation fuels. Region of Durham report #19-COW-17 outlines the potential beneficial uses of the by-products of the AD process.

- 5.9 The Siting Report indicates that an RNG injection station will be required at the Site. Several references are also made to the potential for district energy. One of the major advantages attributed to the DYEC in its EA and Host Community Agreement was its district energy potential. However, the necessary infrastructure beyond the east wall of the DYEC has not been implemented to encourage / promote and utilize the district heating and cooling potential of the EFW facility. **The energy opportunities that will be pursued and demonstrate alignment with the Energy Park objectives and support the Energy Cluster concept should be clearly articulated and implemented.**

Economic Opportunity Potential

- 5.10 The economic evaluation outlined for the site selection process by the Region's consultant was limited to the consideration of capital and transportation costs. Capital costs included connection of the Facility to utilities and services, site preparation, and road infrastructure upgrades. Transportation costs considered the haul distance for waste to travel from the three private waste transfer stations currently contracted by the Region to the Facility for pre-sorting and the subsequent transfer of pre-sorted residual garbage and recyclables to the DYEC for final disposal and marketing, as applicable.
- 5.11 The Energy Park and adjacent South Courtice Employment Lands and proposed Courtice Go MTSA (to the north) collectively represent a regional and locally significant area of economic growth and investment. This significance is also provincially recognized through the recent designation of the area as a PSEZ. Alignment with employment density targets for the area previously cited (section 3.15) has yet to be demonstrated. Consideration and comparison of future development potential of the Site for other purposes are not addressed. **A more robust assessment of the potential economic value of the Site should be taken into consideration.**
- 5.12 To support the consideration of economic potential by the Region, Emerging Vision and Planning Principles are being prepared by Urban Strategies Inc. as a component of the Courtice Waterfront and Energy Park Secondary Plan Update.
- 5.13 Clarington's efforts to develop and integrate the Courtice Waterfront and Energy Park area implements the Clarington Official Plan and Council's Strategic Plan 2019 to 2022 as a Legacy Project. Appropriate development of this unique area in the Region would support the strategic goals and Economic Prosperity priorities outlined in the Durham Region Strategic Plan: 2020 – 2024, recently adopted by the Region.

Public Engagement and Consultation

- 5.14 On February 19, 2020, Clarington staff attended an information session hosted by the Region for local area municipal representatives on upcoming waste management initiatives, including the Facility. The Region's consultants provided an overview of the siting process and presented the six sites that were short-listed for evaluation and comparative assessment. The need for consideration of the economic importance and opportunity for the Site was raised by Clarington staff at this time.
- 5.15 The siting process and six short-listed sites were introduced to the public at a Public Information Session hosted at Region headquarters on February 27. The Siting Report and results of the comparative analysis were made available for a two-week public comment period on March 6, with comments due on March 20. **The tight procurement timeline has not allowed the Region's public consultation process to fully engage with the public.** This has been amplified due to the impacts of the COVID-19 pandemic.
- 5.16 While the Region has been working on AD since 2011, there is limited understanding by the general public of what an AD looks like and how it functions. Members of the Region's Waste Management Advisory Committee have received presentations from staff and third-party proponents over the past couple of years, as have interested groups such as the Agricultural Advisory Committee of Clarington. However, little opportunity for the general public to become familiar with the technology has been available. The Region has an AD at the Courtice WPCP and could provide tours to build community knowledge and support for AD.
- 5.17 The Public Information Session held on February 27 had the misfortune of being on a terrible weather date and thus was not well attended. Public comments were due by March 20 to meet the April 15 Regional Committee meeting date. However, global events have shifted everyone's focus. The Region notified Clarington that it was acceptable to submit our comments late. The comment deadline has not been updated on the [project website](#). **To allow for a more fulsome public consultation process, the Region may wish to consider delaying their decision or separating the procurement aspects from the siting selection decision.**
- 5.18 Clarington Council and staff have heard concerns from the community about the public consultation process and questions about the siting, which are reflected throughout this report.

Site Selection

- 5.19 The siting exercise was limited to properties currently owned by the Region of Durham. The list of candidate sites provided to the Region's consultant for review and evaluation included opened/closed waste management facilities, operations facilities, and vacant undeveloped lots. The report outlines potential capital and transportation cost

advantages and synergies offered by siting the Facility in proximity to the DYEC. It is the opinion of Clarington staff that, in order to evaluate all sites equitably, **alternative sites in close proximity to the DYEC warrant consideration and comparative evaluation**, as well.

- 5.20 The Courtice WPCP is located south of the Site and DYEC. While geographically separated from the DYEC by the CNR line, a level rail crossing exists, facilitating entry to the Courtice WPCP immediately east of the DYEC from Osborne Road. The Courtice WPCP property measures approximately 43 Ha. The existing developed footprint on the property is approximately 11 Ha. The Region also owns a vacant, undeveloped 12 Ha land parcel abutting the Courtice WPCP to the east. A 1.2 km off road section of waterfront trail extends across the southern extent of these properties from the base of Courtice Shores Road.
- 5.21 The Region's Envision Durham Growth Management Urban System Discussion Paper (June 2019) identifies a privately-owned land area within the Energy Park as "underutilized". Underutilized property in the Energy Park may offer an opportunity for the Facility to achieve many of the same advantages as noted for the Site on another property and also achieve other economic development goals including employment targets.
- 5.22 The three parcels that comprise the Site do not independently satisfy the size criteria established for the siting exercise. The site footprint used for the siting exercise was from 8 to 15 Ha. Given their proximity, the parcels have been amalgamated and considered as a single site. Energy Drive divides the Site into northern and southern portions. The individual parcel sizes are provided on Figure 1. Notably, the two parcels located on the south side of Energy Drive, combined, meet the Region's minimum size criteria with a total area of 8.2 Ha. **The need for the Site parcel on the north side of Energy Drive is questionable.** The removal of the land parcel on the north side of Energy Drive from the Site would serve to maintain the future economic development potential for this property.
- 5.23 The Siting Report indicates the potential for nuisance effects with mitigation being achieved through best management practices for the handling and storage of waste and facility design. Siting evaluation criteria considered the number of sensitive receptors currently within 500 m of the property boundary for each site. The Site has no existing sensitive receptors within this buffer area (Figure 5).



Figure 5 – Recommended Preferred “South Clarington” Site with 500 m Buffer from Sensitive Receptors

5.24 The significance of the Courtice Waterfront and Energy Business Park as the western gateway to Clarington, a regional and local destination, and a key employment area has previously been described. The East Penn development and OPG headquarters expansion lands will bring more than 2,200 employees within immediate proximity of the Site. This is in addition to the up to 5,000 employees at OPGs existing sites. **Site design details, and nuisance management and mitigation planning are critically important components of the project regardless of its location.**

6. Community Development Considerations

6.1 The original vision for the Energy Park was established at a time when growth in energy-related uses and expansion (New Build) at the Darlington Nuclear Generating Station were expected. Soon after the adoption of the Secondary Plan, the New Build plans for Darlington were completed and subsequently placed on hold. Development of the Energy Park has been complicated by the siting of the DYEC and construction of the

401/407/418 interchange. Energy Park development did not proceed as rapidly as initially anticipated due to these and other limiting factors, such as the global banking crisis in 2008/9.

- 6.2 In 2019, the vision for the Energy Park received a major boost when OPG announced it was moving its headquarters to the Energy Park. While still in the early stages, the expanded Courtice Waterfront and Energy Park Secondary Plan Update has infused excitement into the community about the potential that exists in South Courtice to create a waterfront destination with amenities and connections that support tourism development and employment opportunities. Concurrent planning for the proposed Courtice MTSA to the north and provincial recognition of Clarington's western gateway as a PSEZ underline the economic and growth opportunity for the area.
- 6.3 Based on the Siting Report, staff recommend that the Region undertake these additional steps prior to making a decision on the preferred recommended Site for the Facility:
- Evaluate the economic value of the Site and potential impact of the Facility, including consideration of the future development potential of the Site for other purposes and the economic opportunity loss, and mitigation measures for any identified economic/employment losses;
 - Prepare a Planning Justification Report;
 - Evaluate vacant Region-owned lands surrounding and east of the Courtice WPCP and other privately-owned, underutilized land of suitable size in the Energy Park;
 - Undertake an integrated design process, involving Region and Municipal representatives from Engineering / Works, Planning and Economic Development, to examine opportunities, constraints and potential solutions relating to siting of the Facility in the Energy Park or other publicly owned land in the immediate vicinity of the Energy Park and the development of the Courtice Waterfront;
 - Remove the land parcel on the north side of Energy Drive (PIN 266050114) from the Region's preferred Site; and
 - Fulfill the outstanding commitment made by the Region during the Courtice WPCP Class Environmental Assessment process to coordinate and construct the pedestrian crossing of the CNR line for the waterfront trail. The Region as part of the Host Community Agreement for the DYEC supported the Municipality's goal of further improving the waterfront trail by constructing the section along the waterfront from Courtice Shores Road east to the extent of their lands.
- 6.4 Should the Region approve the recommended "South Clarington" site as the preferred location for the Facility, the following is requested to demonstrate commitment and contribution to the development of the Courtice Waterfront and the Energy Park:
- Examine all of the remaining lands in the Energy Park and north / south of the CNR line to determine an appropriate location for the Facility in proximity to the DYEC.

- Exclude the parcel on the north side of Energy Drive from inclusion in any Region Waste Management Master Plans.
 - Use the land parcel on the north side of Energy Drive for economic development purposes, to address the employment targets established for the PSEZ designation for all of the Region's land parcels in the Energy Park.
 - Implement the Energy Park Secondary Plan vision and policies (as amended), including urban and sustainable design directives, through a site plan development process.
 - In addition to the above:
 - Design the facility as a landmark, reflecting an innovative building design;
 - Mitigate negative visual impacts of the Facility from all sides;
 - Develop a layout that is suitable to the required process and eliminates vehicle flow to the DYEC and Courtice WPCP on public roadways;
 - Provide well designed landscape elements in and around the Facility that strengthen the character of the building(s) and support the vision for the area.
 - Plan and design the Facility to avoid or minimize and mitigate any potential adverse or nuisance effects from odour, noise and other contaminants.
 - Form a multi-stakeholder working group for comprehensive nuisance management planning involving other waste site and industrial operators in the general area (e.g. Waste Management of Canada, Miller Waste, Ontario Power Generation, St. Marys Cement).
 - Foster energy innovation via the energy component of the Facility.
 - Examine and act upon the potential for district energy from the DYEC and synergies with the development of the Energy Park and Courtice Waterfront.
- 6.5 Irrespective of siting for the Facility, the Region should consider a communications strategy that will supplement the work done to date with additional opportunities for the general public to become familiar with the AD technology and its advantages. If the final approved Facility location is within Clarington, engagement opportunities must be provided within the Municipality.
- 6.6 The Region currently makes payments in lieu of taxes to the Municipality for the DYEC. Payments in lieu would also be expected for any siting of the Facility within Clarington.

7. Concurrence

This report has been reviewed by the Director of Engineering Services who concurs with the recommendations.

8. Conclusion

- 8.1 Pre-sorting of the residual waste from households in Durham Region to capture additional recyclables and organics will support achievement of the Region's 70% diversion target and make available capacity at the DYEC, delaying expansion.
- 8.2 The addition of AD to the Region's integrated waste management system presents new opportunities for energy innovation, while ensuring the Region's long-term organics management solution remains adaptable to evolving regulatory requirements.
- 8.3 The recommended preferred location is within a regionally and locally significant area of economic growth and investment and is envisioned as a prestige employment and energy cluster. The broader long-term vision and opportunities in the area of the recommended preferred Site should be taken into account. It is understood that the potential synergies with the DYEC accrue appreciable benefits to siting the Facility in Clarington's Energy Park.
- 8.4 The Region and the Municipality have important roles to play in accommodating appropriate development to meet the full range of current and future needs for the community. A more fulsome assessment of land use compatibility, economic impact, and alternative siting options is needed, and the development of a comprehensive communication and engagement strategy. The Region has been and will continue to be a partner in the development of the Courtice Waterfront and Energy Park and should contribute to realizing its potential.
- 8.5 The Environmental Compliance Approval and land development processes are yet to come. The current siting exercise is an opportunity for both Municipal and Regional Council to thoroughly consider the appropriateness of the Facility in the recommended preferred location.
- 8.6 The Mixed Waste Transfer, Pre-Sort and Anaerobic Digestion Organics Processing Siting Report (GHD, March 2020) has been issued for public and agency comments. Region of Durham Council will consider a recommendation report from Regional staff for siting of the Facility and seeking approval to proceed with partnerships and procurement processes on May 13, 2020.

Staff Contact: Amy Burke, Acting Manager – Special Projects Branch, 905-623-3379 ext. 2423 or aburke@clarington.net or Faye Langmaid, Acting Director of Planning Services, 905-623-3379 x2407 or flangmaid@clarington.net

Attachments:

- Attachment 1 – Summary of Project Site Selection Process
- Attachment 2 – Proposed Resolution and Referral Motion (Resolution #JC-030-20)
- Attachment 3 – Clarington Energy Business Park Secondary Plan Area Land Use Map
- Attachment 4 – Courtice Waterfront and Energy Park Secondary Plan Update Vision Workshop Presentation
- Attachment 5 – Courtice Waterfront and Energy Park Secondary Plan Update Vision Workshop Feedback Summary

Interested Parties:

List of Interested Parties available from Department.

Summary Provided by Region of Durham, February 19, 2020

Summary of Project Site Selection Process

Based on our evaluation of legislation, this project will not trigger the requirement for an Environmental Assessment and therefore did not require a formal site selection process. However, we implemented a methodology consistent with an EA process for the site selection of a mixed waste transfer/ pre-sort and Anaerobic Digestion (AD) organics processing facility.

To ensure that the optimal location is identified, the siting process:

- Follows a clearly defined methodology;
- Meets all applicable regulations and standards (ex. Oak Ridges Moraine);
- Is consistent with best practices; and
- Considers relevant evaluation criteria.

The siting methodology will:

- Establish the search area and candidate sites;
- Apply exclusionary criteria to the list of candidate sites to generate a short list of sites;
- Conduct a comparative evaluation of short-listed sites using detailed evaluation criteria;
- Review the advantages and disadvantages of each site and identify the preferred site; and
- Present to Regional Council to seek direction on preferred site.

The list of candidate sites was limited to Region-owned properties as per Report #2019-COW-22 (September 2019). Potential sites included opened/closed waste management facilities and vacant lots that are currently undeveloped. This high-level screening early in the planning process focused the efforts on potentially suitable areas, such as designated industrial lands and avoided sites in unsuitable areas such as significant natural features, agricultural lands and existing residential areas.

Sixteen (16) sites were identified within the long list.

ID	Municipality	Address	PIN	Size (ha)
1.	Brock	133 Main St.	720380119	3.82
2.	Pickering	West of Whites Road and South of Granite Court southerly along East side of CNR tracks, designated as Bayly St. 40M-1334 City of Pickering	263110524	1.96
3.	Clarington	3094 Liberty St. N.	266930067	0.21
4.	Clarington	339 Courtice Road, Courtice	266050113	3.26
5.	Clarington	1797 South Service Road, Courtice (now named 1797 Megawatt Drive)	266050114	7.67
6.	Clarington	1797 South Service Road, Courtice (now named 1797 Megawatt Drive)	266050116	4.90
7.	Clarington	1835 Energy Drive, Clarington	266050111	12.12
8.	Pickering	Seaton Lands South of Highway 7, ON	263860138	2.96
9.	Scugog	#10 Regional Road No. 21 (full address is 10 Goodwood Rd, Port Perry, ON L9L 1B5)	268190095	41.35
10.	Clarington	9293 Woodley Rd, Municipality of Clarington, ON	267430092	8.49
11.	Oshawa	1640 Ritson Road North, City of Oshawa, ON	162700206	32.37
12.	Brock	C22480 Side Road #17, Township of Brock, ON	720230047	42.06

13.	Scugog	1623 Reach Road, Port Perry, ON	268040072	119.02
14.	Scugog	3590 Edgerton Road, Blackstock, Township of Scugog, ON	267460002	1.98
15.	Uxbridge	12630 Concession 6, Township of Uxbridge, ON	268720016	1.60
16.	Whitby	4600 Garrard Road, Whitby, ON	162650054	19.87

As provided in Report #2019-COW-22 (September 11, 2019), the following exclusionary criteria were used to identify the short list of sites:

Component	Criteria/Indicator	Rationale
Technical	Site Suitability <ul style="list-style-type: none"> Meets minimum size requirements (8-15 ha) Meets minimum buffer area requirements to sensitive receptors (e.g., residential areas, parks, recreational areas, and institutions) Must be Regional owned land within the Search Area 	The facility must ensure that the site is suitable for construction and operation from a size, location and site constraints perspective. The site must be owned by the Region of Durham with minimal existing development on the site.
	Utilities and Services <ul style="list-style-type: none"> Availability to connect utilities and services including hydro, water, sewer, etc.) 	
Social/ Environmental/ Cultural	Transportation <ul style="list-style-type: none"> Neighbourhood traffic impacts including increased haul route traffic, distance travelled 	Truck traffic associated with the facility may adversely affect residents, businesses, institutions, etc., in the site vicinity. Upgrades to the surrounding road network may be required.

Land Use Compatibility

- Avoids sensitive receptors (number and distribution of)
- Avoids natural heritage elements including Designated Green lands, Source water protection Areas
- Avoids Class 1 and 2 Agricultural Areas
- Avoids Cultural Heritage/ Archaeological Potential areas
- Avoids Wetlands, Floodplains and Water Bodies

The facility has the potential to affect local sensitive receptors from a nuisance perspective.

The facility may remove or disturb the functioning of natural heritage habitats (terrestrial and aquatic, species at risk) and protected sources of water.

Agricultural land may be displaced by the development of the facility.

Archaeological and Cultural Heritage resources are nonrenewable cultural resources that can be permanently displaced by the development of the facility. The construction of the facility may disrupt natural surface drainage patterns and may alter runoff and peak flows. The presence of the facility may also affect base flow to surface water.

In order to assess the long-list of candidate sites against the exclusionary criteria, GIS layers listed below were compiled and mapped in conjunction with the site locations and boundaries as defined by their property boundaries.

- Property parcel information including size/dimensions, boundaries, and locations;
- Waterbodies/watercourses;
- Location of existing Provincially Significant Wetlands (PSW);
- Environmentally Significant Areas (ESA);
- Location/extent of Areas of Natural and Scientific Interest (ANSI);
- Presence of significant wooded areas;
- Oak Ridges Moraine;
- Regulated floodplains; and
- Source Water Protection Areas, including: Wellhead Protection Areas, Intake Protection Zones, Vulnerable Aquifers, and Significant Groundwater Recharge Areas.

Each of the sixteen (16) sites were assessed using the exclusionary criteria.

Six (6) sites were short listed as a result of that assessment and will be subjected to the comparative evaluation.

ID	Municipality	Site Name	Address	PIN	Utilization	Remaining Site Size (ha)
1	Clarington	South Clarington	339 Courtice Road, Clarington	266050113	Vacant	27.95
	Clarington		1797 South Service Road, Clarington	266050114		
	Clarington		1797 South Service Road, Clarington	266050116		
2	Township of Scugog	West Scugog	#10 Regional Road No. 21	268190095	Scugog Depot Site	41.35
3	Clarington	North Clarington	9293 Woodley Rd, Municipality of Clarington, ON.	267430092	Darlington Closed Landfill - Located within CLOCA conservation area. Currently being used by Flyers Club Former City of Oshawa Landfill - current location of WMF	8.49
4	Oshawa	Oshawa	1640 Ritson Road North, City of Oshawa, ON	162700206		29.32
5	Township of Scugog	East Scugog	1623 Reach Street, Port Perry, ON	268040072	Closed Landfill - houses WMF - Parent property includes Water Pollution Control Plant (WPCP).	90.31
6	Whitby	Whitby	4600 Garrard Road, Whitby	162650054	MRF	12

The comparative evaluation of the six (6) sites will include the following criteria:

- Environmental (air quality, odour, noise, terrestrial, surface water and groundwater, species of concern and agricultural);
- Social (sensitive receptors, land use/zoning, transportation and visual);
- Cultural (Archeological and Heritage);
- Technical (permitting/approvals, safety, suitability, utilities and services); and
- Economic (capital costs, transportation and waste transfer costs).

To meet our consultation commitment detailed in Report #2019-COW-22 (September 11, 2019), the following information sessions are scheduled:

- Meeting with Local Area Municipal staff on February 19;
- Presentation to Waste Management and EFW Advisory Committee on February 25;
- Public Information Centre on February 27;
- Comparative evaluation report posted for two-weeks on March 5; and
- Report to Committee and Regional Council on recommended site on April 15 and April 29, 2020.

End of Summary

Anaerobic Digestion Facility

Resolution # JC-029-20 Moved by
Councillor Traill Seconded by
Councillor Jones

Whereas the Municipality has plans to create a Courtice Waterfront Park;

Whereas the proposed site of the Anaerobic Digestion and Mixed Waste Pre-Sort Facility will be located at the gateway of the Courtice Energy Park;

Whereas only part of fuel values available can be converted by anaerobic digestion and the moist residue still leaves most of the original waste for final disposal by either landfill or thermal techniques; and

Whereas Clarington already has an over-burdened airshed and the increase in trucks containing mixed waste for pre-sorting at the Anaerobic Digestion and Mixed Waste Pre-Sort Facility would add to the over-burdened airshed while most of the original waste would still need to be disposed of in the Durham-York Energy From Waste Facility;

Now Therefore be it Resolved that Clarington declare itself to be an Unwilling Host Community to the Anaerobic Digestion and Waste Pre-Sort Facility.

Referred, later in the meeting, see following motions

April 6, 2020 Joint Committee Minutes

Resolution # JC-030-20 Moved by
Councillor Hooper Seconded by
Councillor Neal

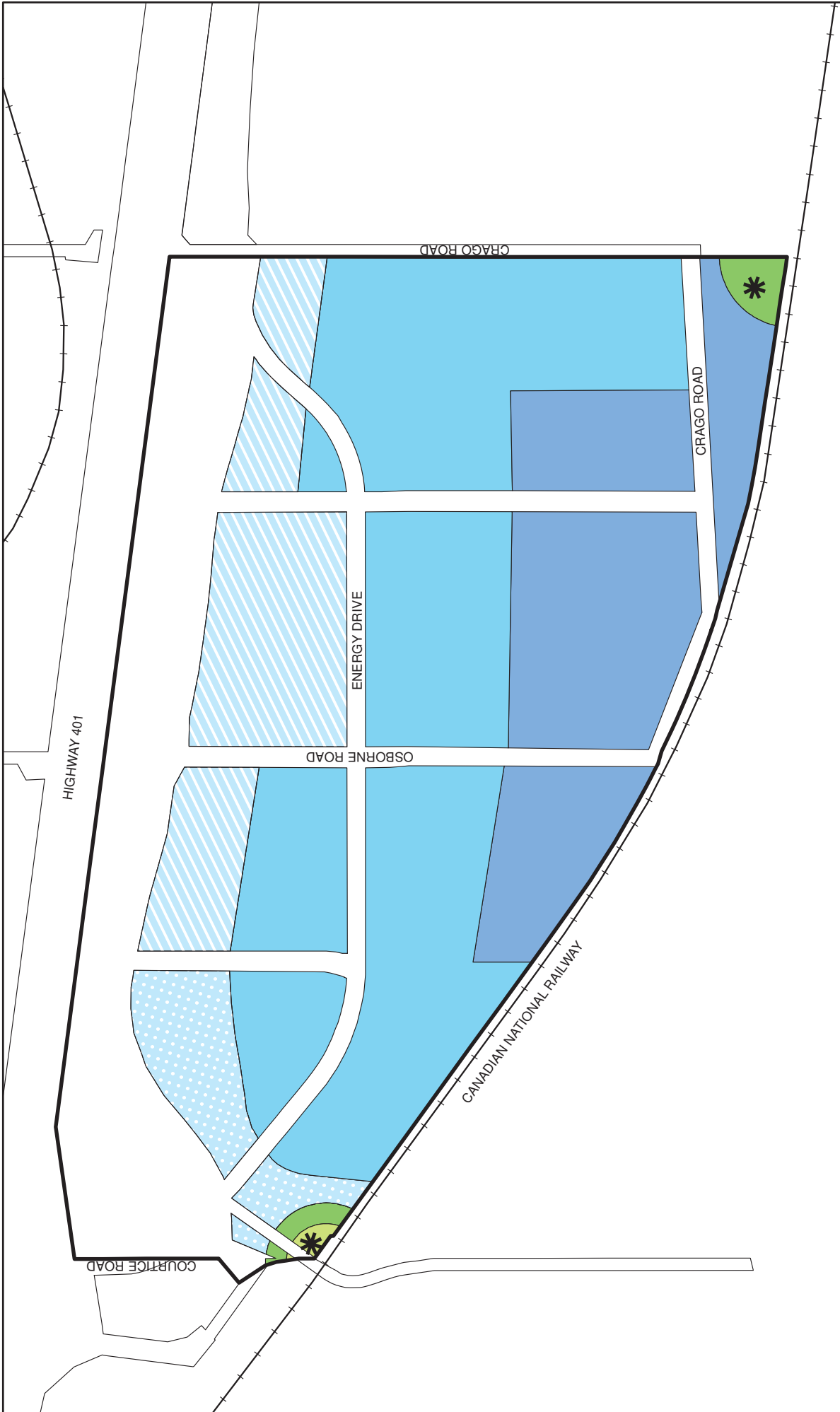
That that matter of the Anaerobic Digestion Facility, be referred to Staff to report back to the April 27, 2020, Planning and Development meeting; and

Yes (6): Mayor Foster, Councillor Anderson, Councillor Hooper, Councillor Jones, Councillor Neal, and Councillor Zwart

No (1): Councillor Traill

That the Region of Durham be requested to extend the public comment periods for the anaerobic digester and the expansion of the DYEC from 140 to 160 tonnes, and also examine alternate forums that allow the public meaningful participation.

Carried on a recorded vote, later in the meeting, see following motions (6 to 1)



MAP A
LAND USE
AND PRIMARY ROADS
 CLARINGTON ENERGY
 BUSINESS PARK
 SECONDARY PLAN
 OCTOBER, 2017
 OFFICE CONSOLIDATION

LEGEND

	Clarington Business Park Area Boundary		Light Industrial 2
	Prestige Employment Corridor		Open Space
	Prestige Employment Node		Environmental Protection Area
	Light Industrial 1		Proposed Storm Water Pond



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

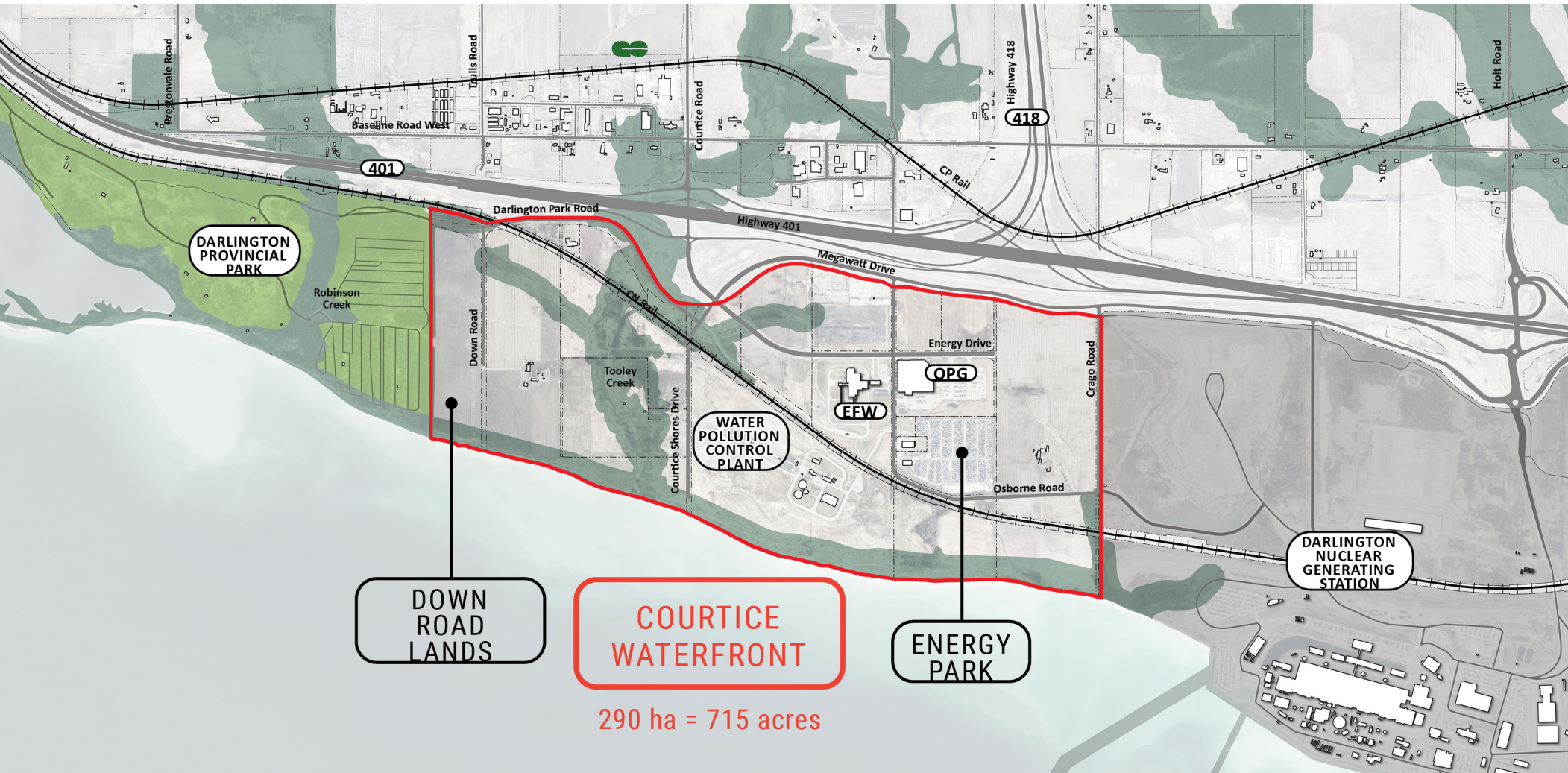
REPORT BACK & PLENARY

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



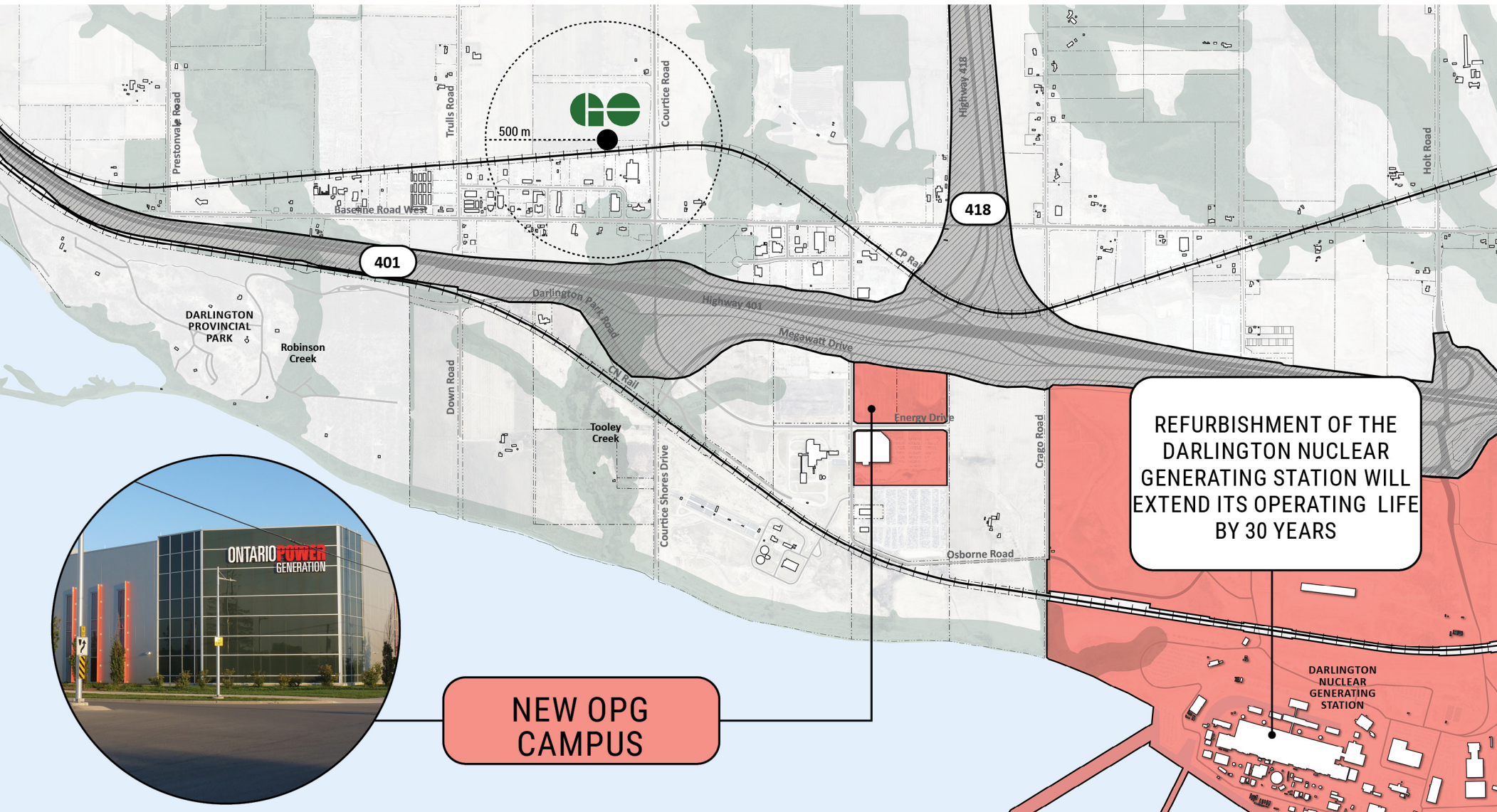
The highway network provides regional access to the waterfront.

INVESTMENT IS COMING TO THE WATERFRONT



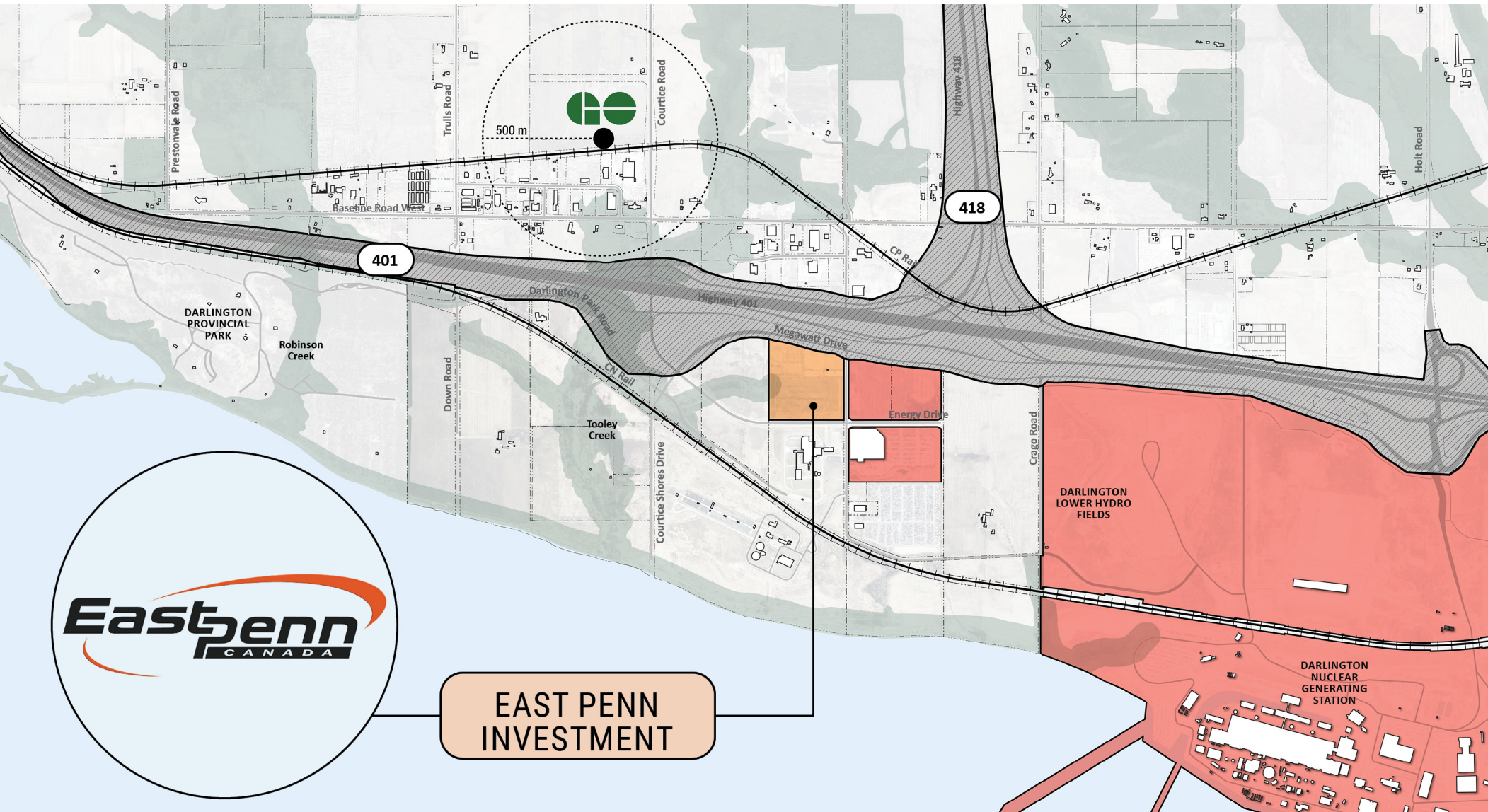
Expansion of GO's Lakeshore East rail line is being planned.

INVESTMENT IS COMING TO THE WATERFRONT



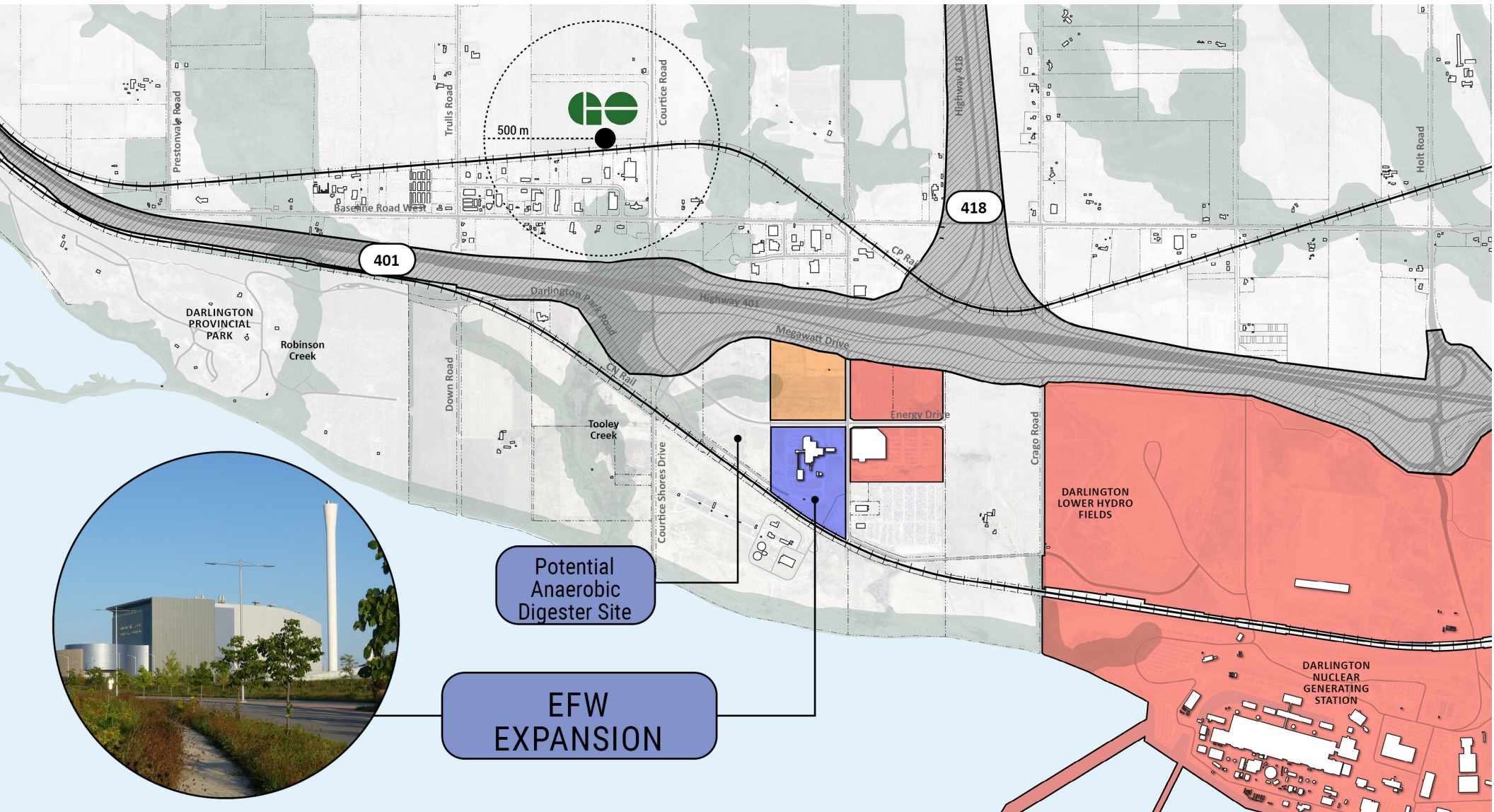
The OPG campus will host 2,000 jobs.

INVESTMENT IS COMING TO THE WATERFRONT



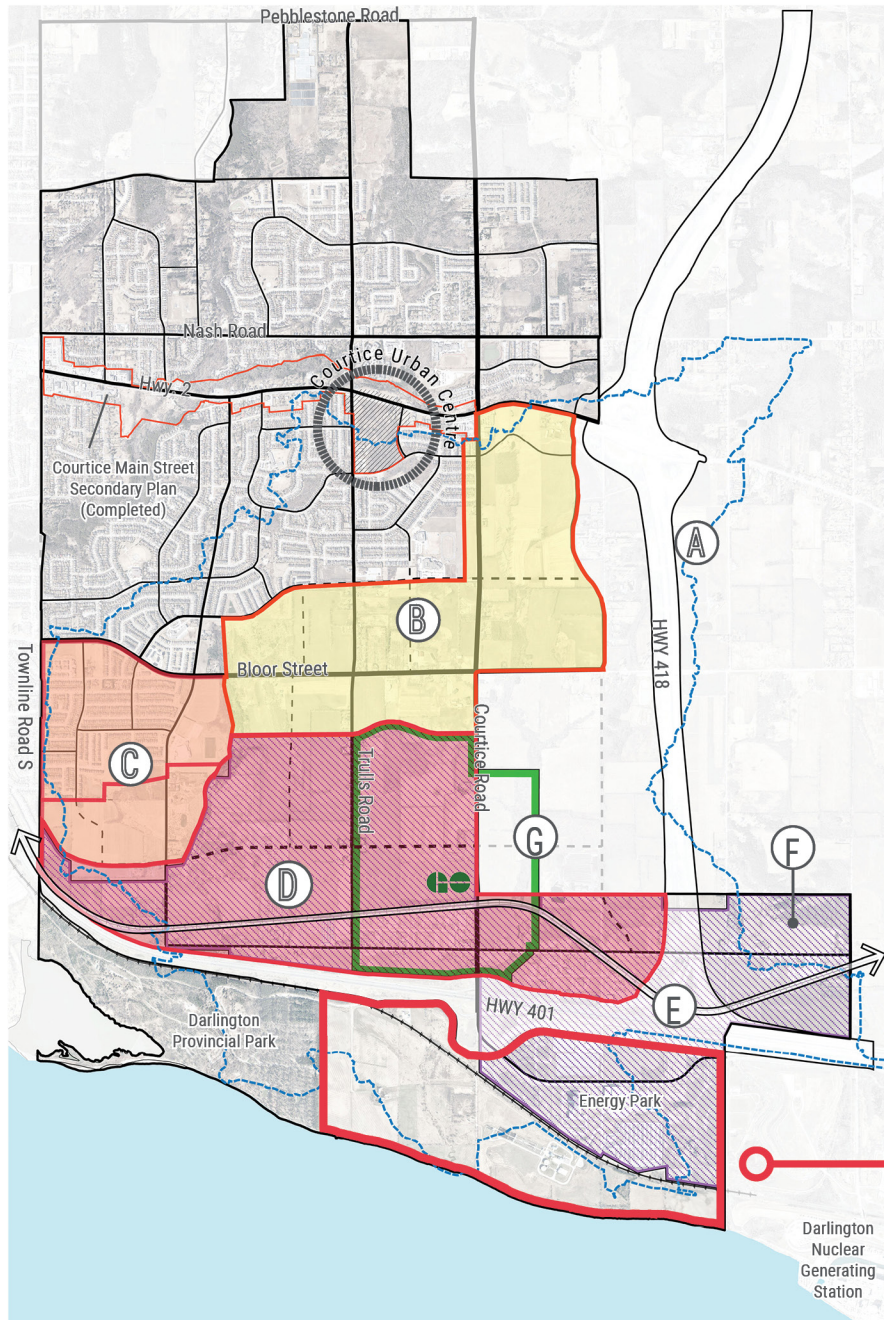
The East Penn development will bring another 200 jobs.

INVESTMENT IS COMING TO THE WATERFRONT



The Region is planning an expansion of the EFW facility.

GROWTH IS COMING TO COURTICE

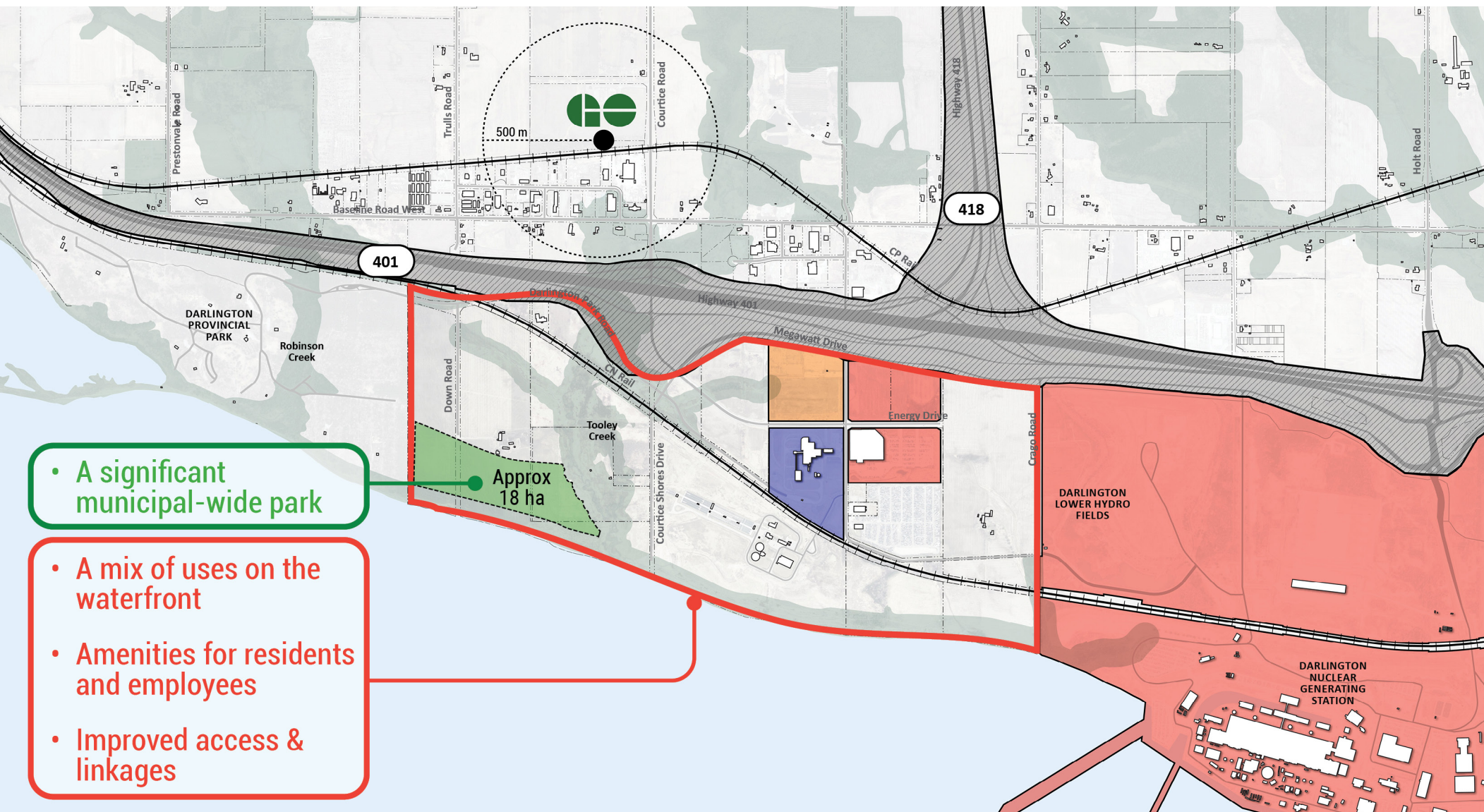


Several ongoing planning studies and initiatives will guide this growth and provide context for the waterfront.

- Ⓐ 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.

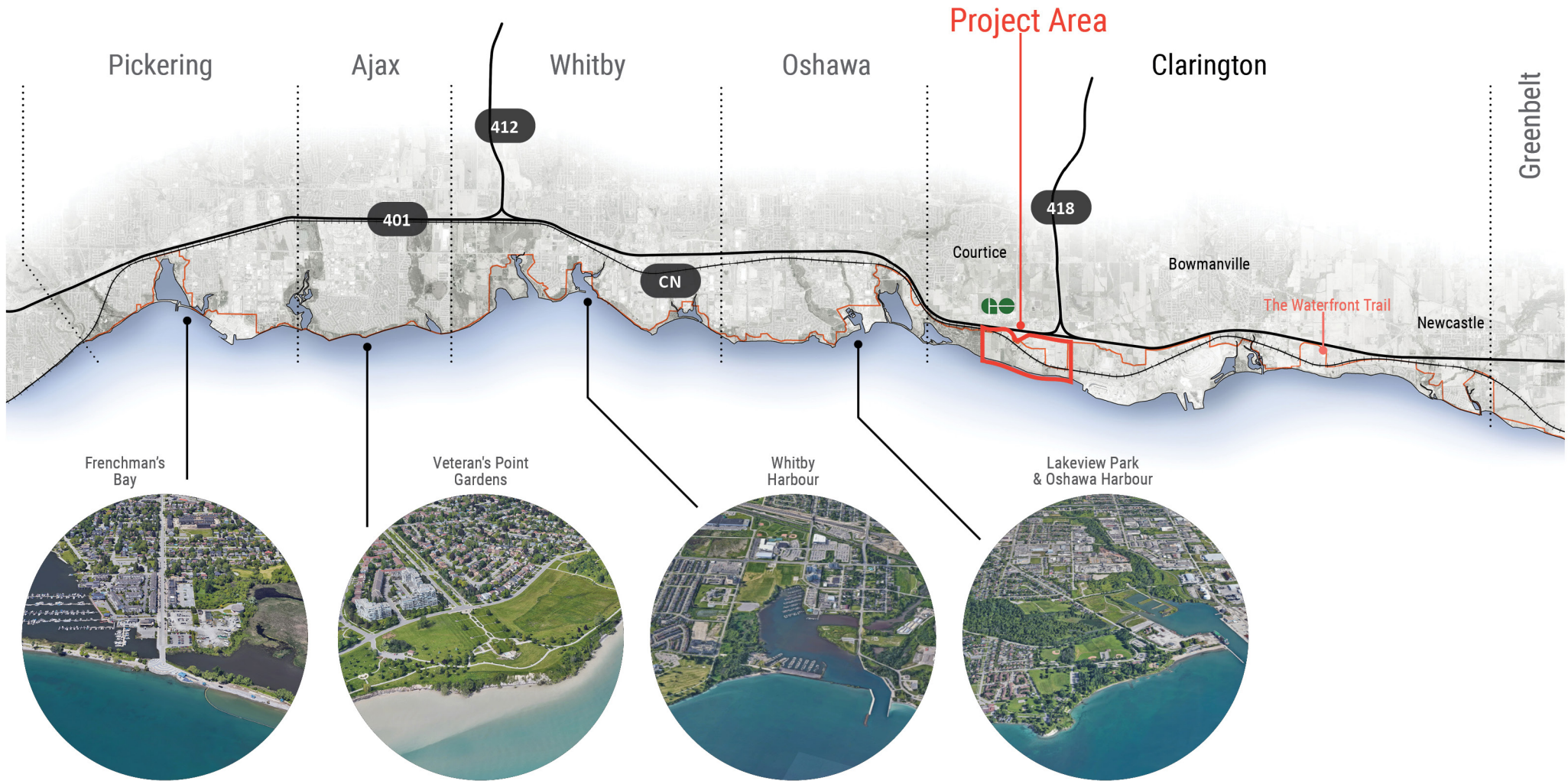
WHAT WE'VE HEARD SO FAR

- 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.



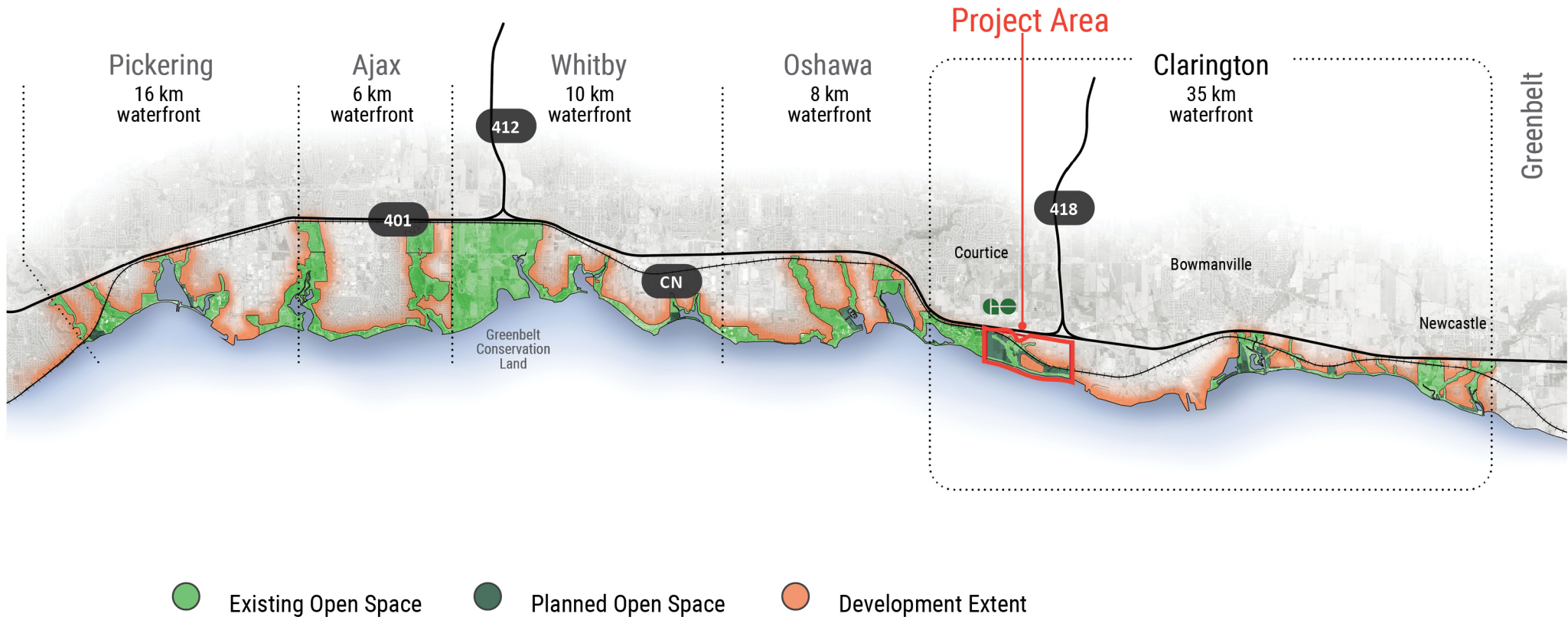
WHAT DISTINGUISHES THE COURTICE WATERFRONT?

EXTENT OF DURHAM'S WATERFRONT



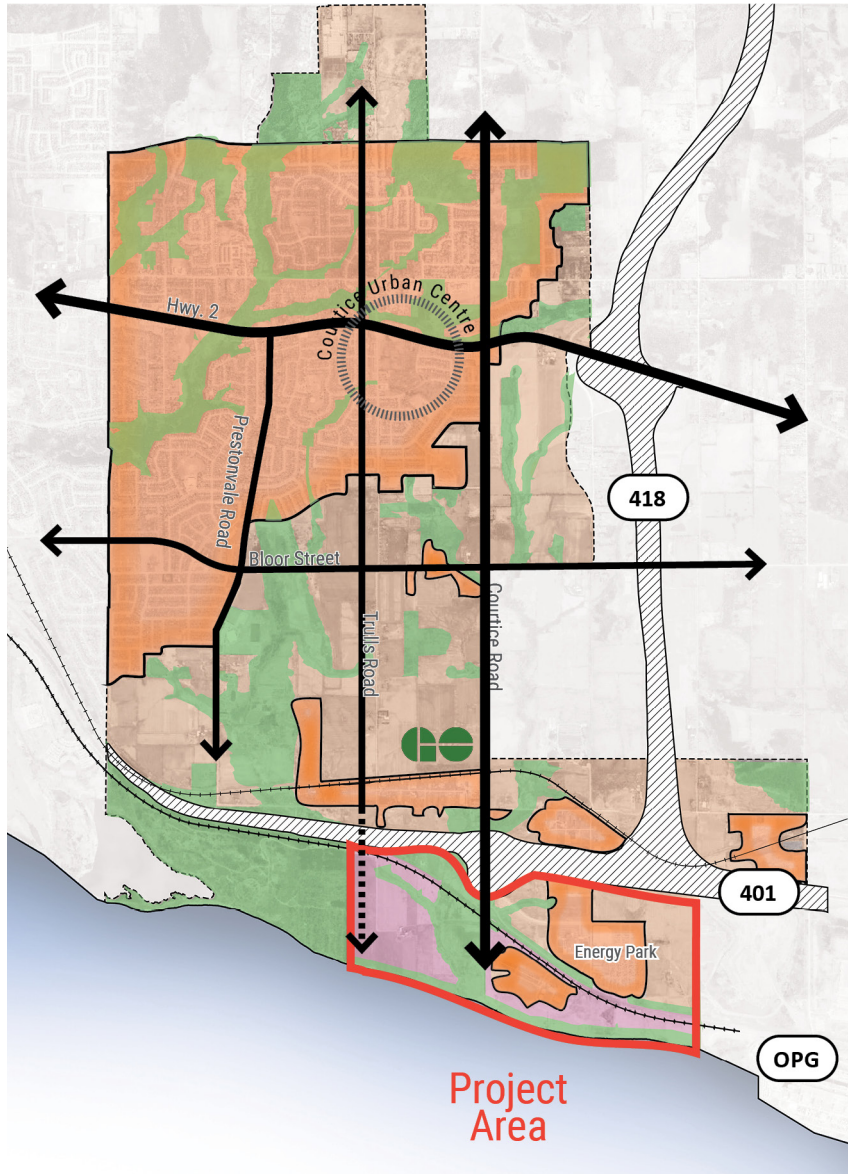
Other Durham municipalities have well-established waterfront destinations.

EXTENT OF EXISTING & PLANNED OPEN SPACE



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

CONNECTING COURTICE TO ITS WATERFRONT



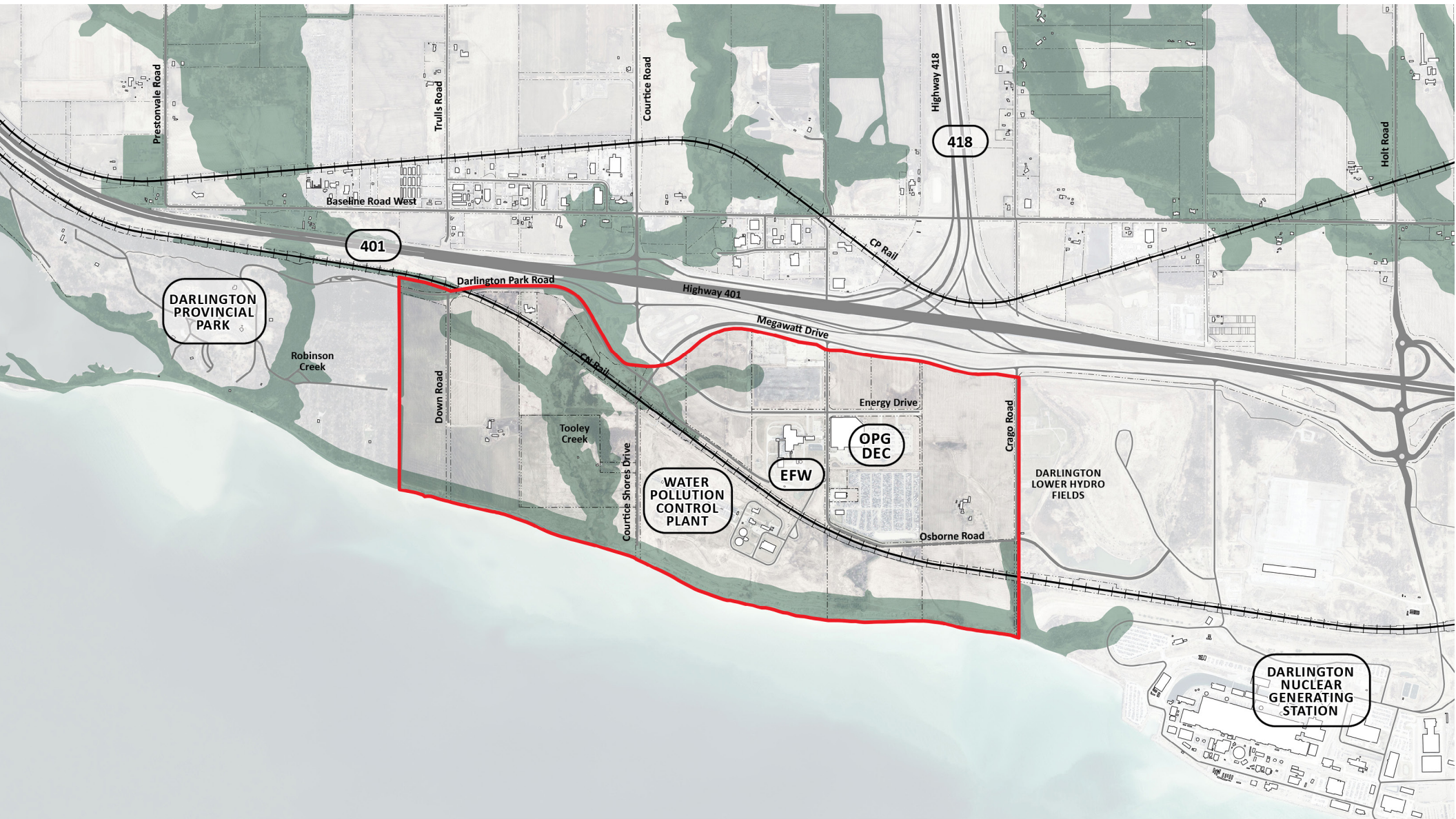
The 401 and rail corridors present challenges for connecting Courtice to its waterfront.

There are opportunities to enhance / extend:

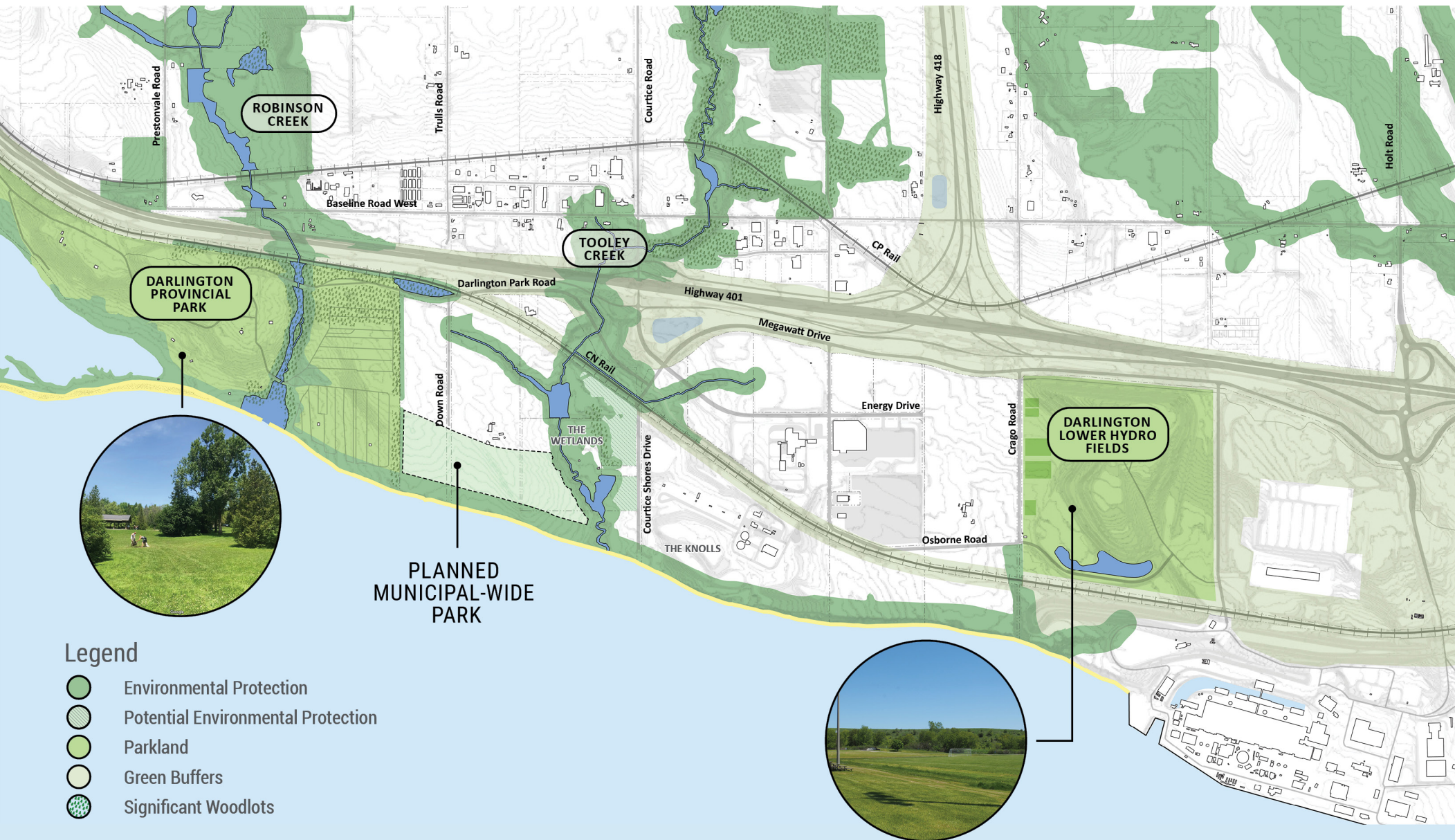
- Robinson & Tooley Creeks
- Courtice Road
- Trulls Road

OPPORTUNITIES & CONSTRAINTS

EXISTING CONDITIONS



EXISTING & PLANNED OPEN SPACES



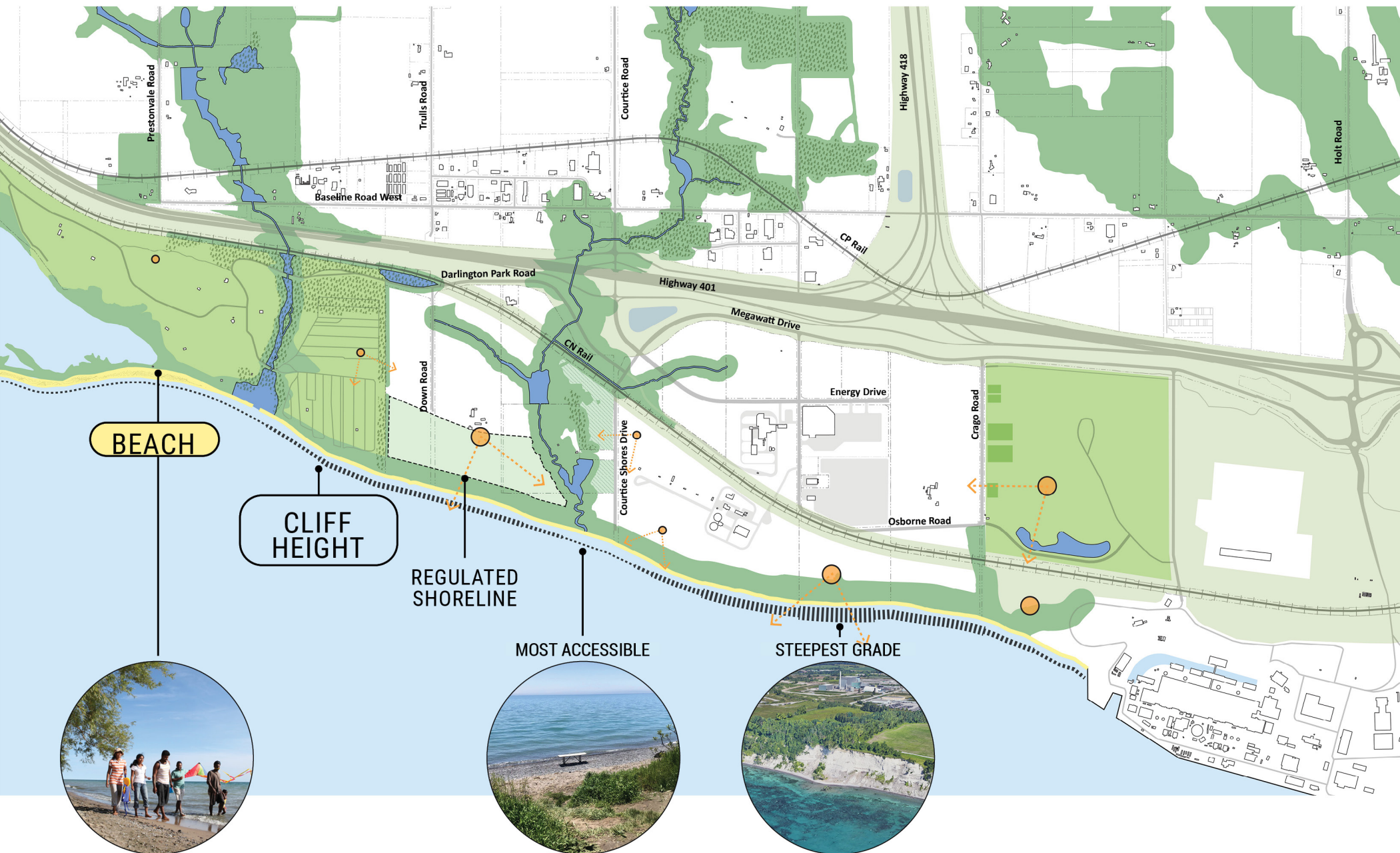
There is significant parkland and natural features in the project area. The site is bisected by Tooley Creek and anchored by existing parkland on either end.

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



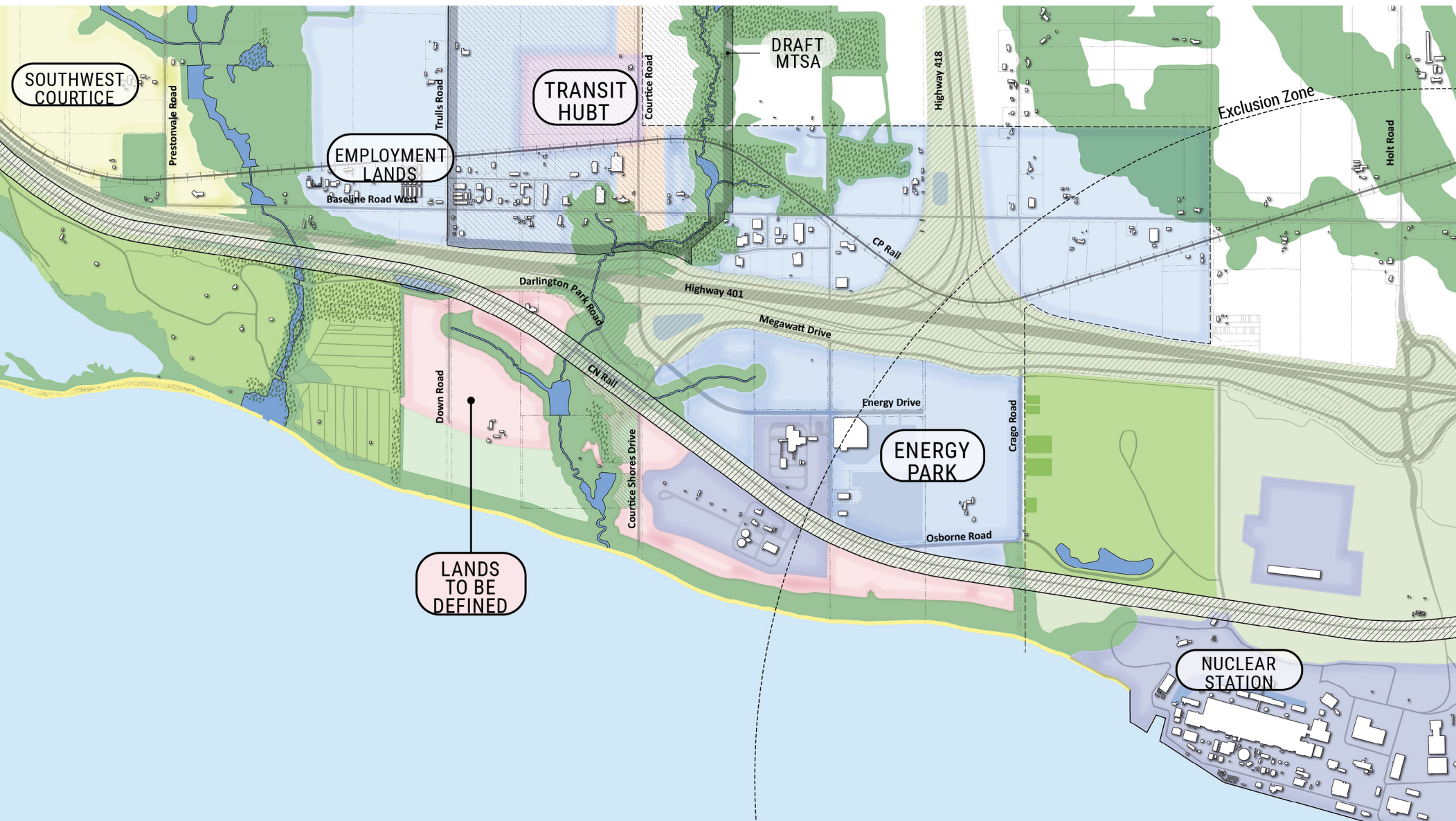
There is a network of existing and planned trails on the waterfront.

POTENTIAL GREEN CONNECTIONS



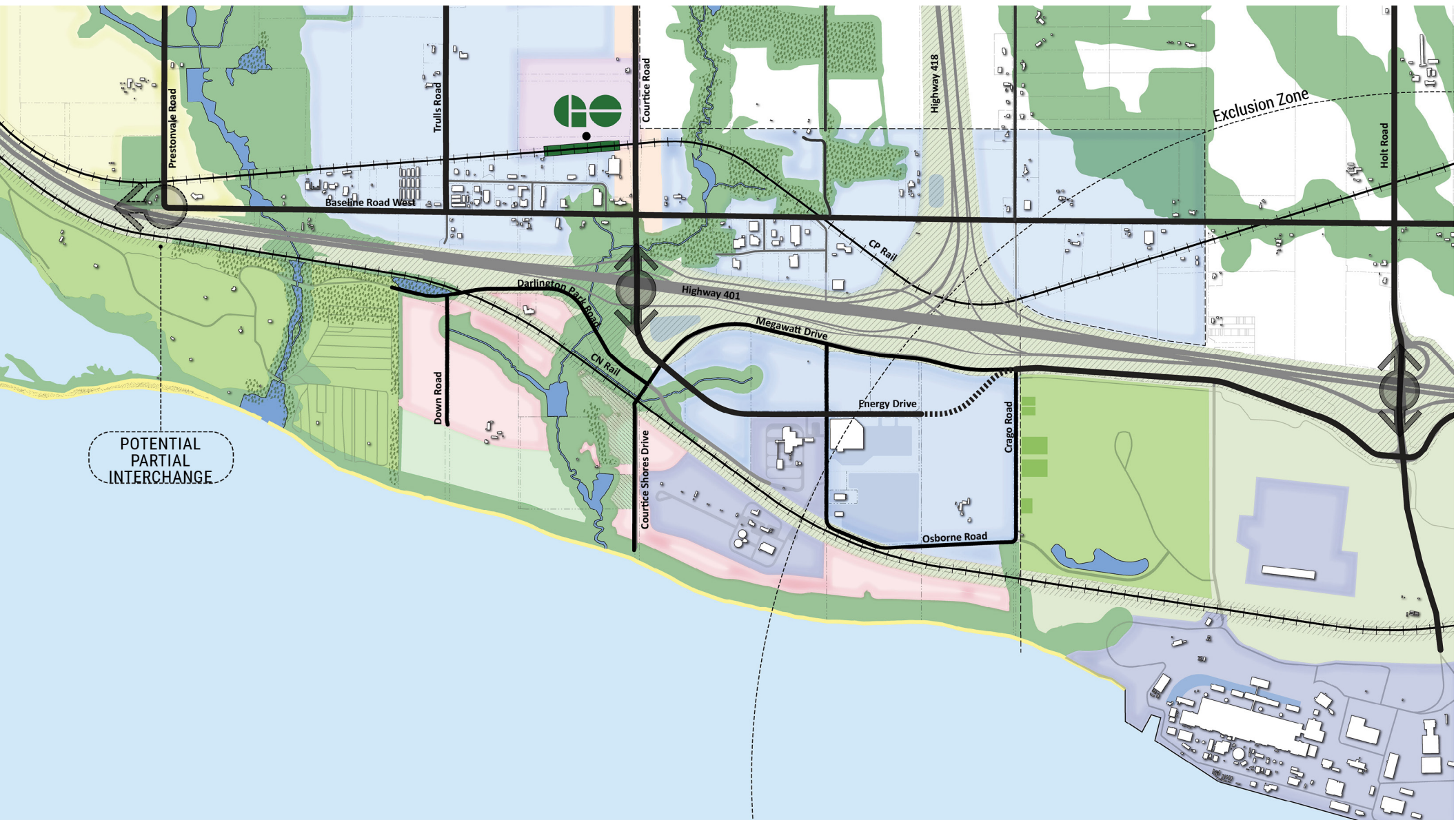
There are opportunities to reinforce existing open space connections.

LANDS TO BE DEFINED



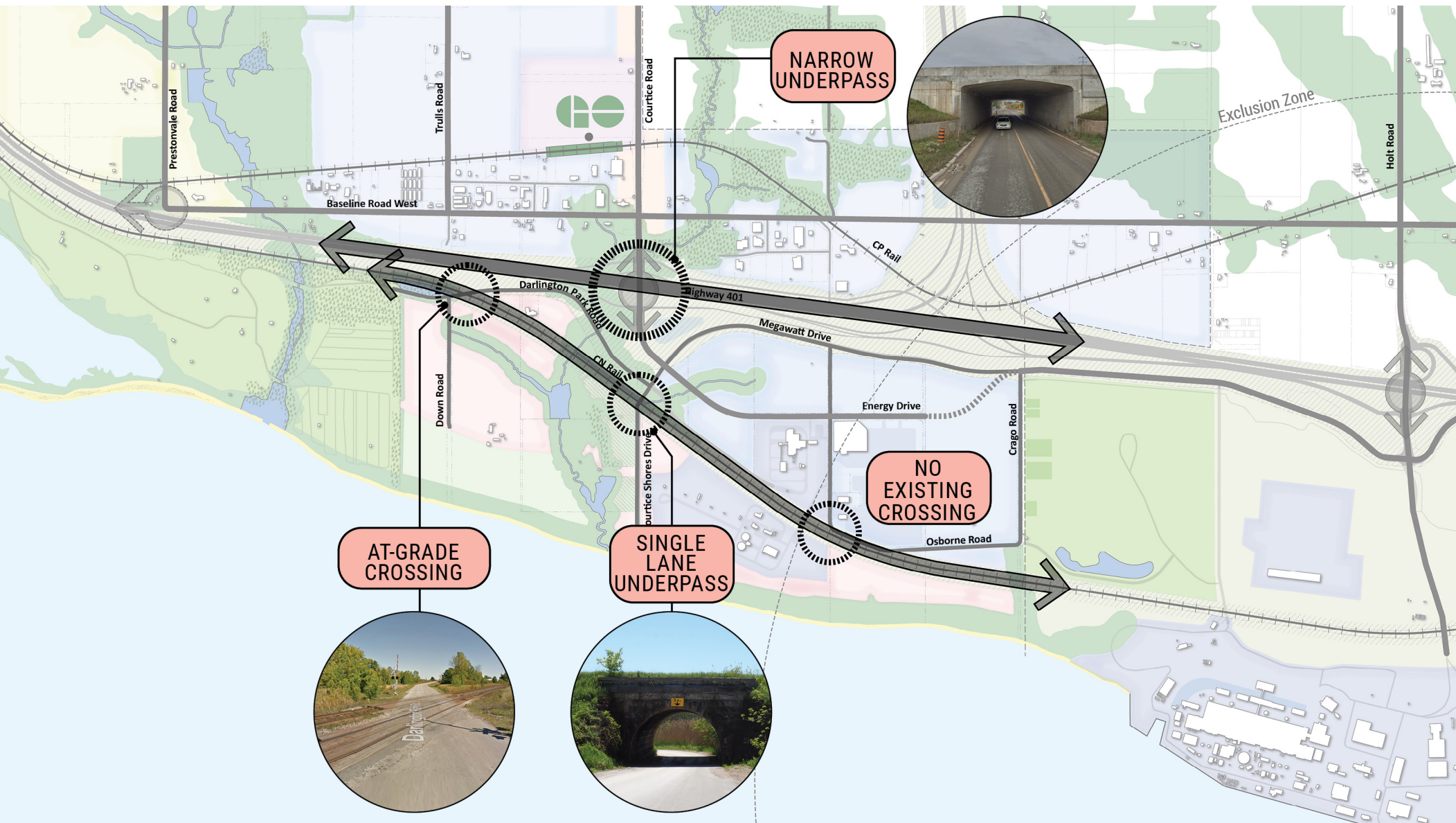
Further planning is required to determine the balance of urban and open space development.

EXISTING MOVEMENT



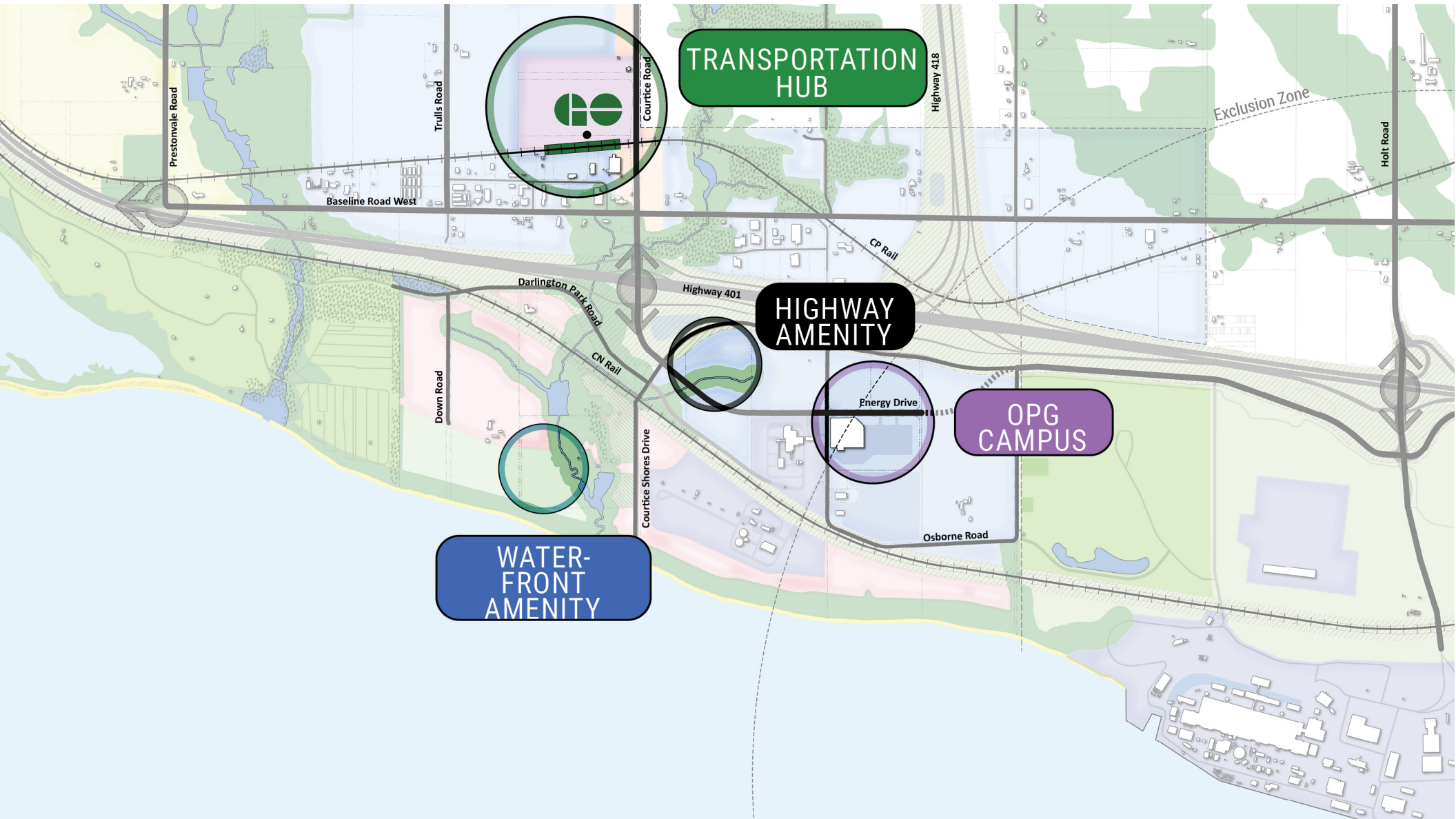
The site is in proximity to major regional transportation corridors.

MOVEMENT CONSTRAINTS

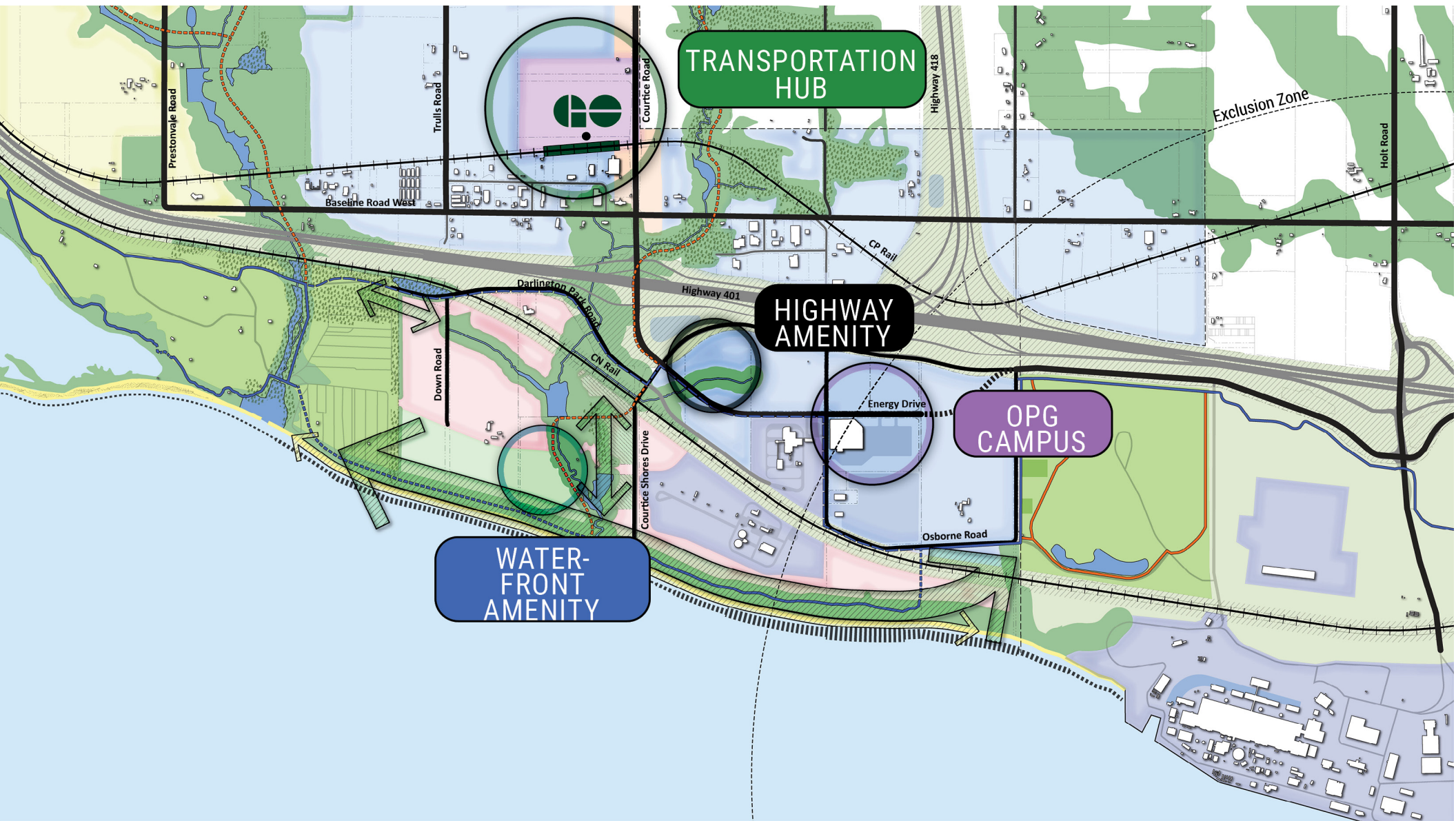


North-south connectivity is the biggest constraint for the future Waterfront. Courtice Road south of the 401 will already be over capacity by 2031.

EMERGING AMENITY NODES



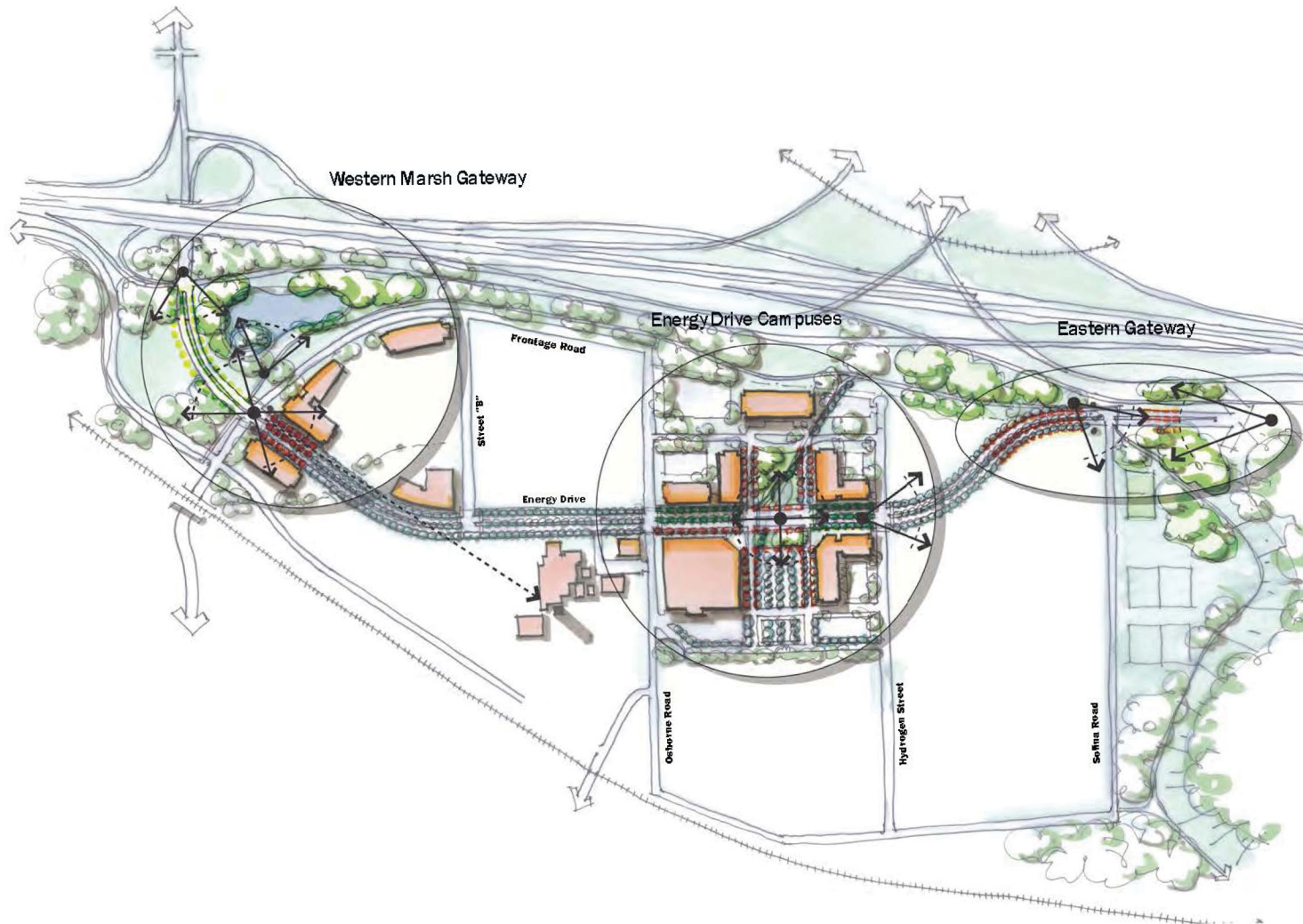
EMERGING PHYSICAL FRAMEWORK



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

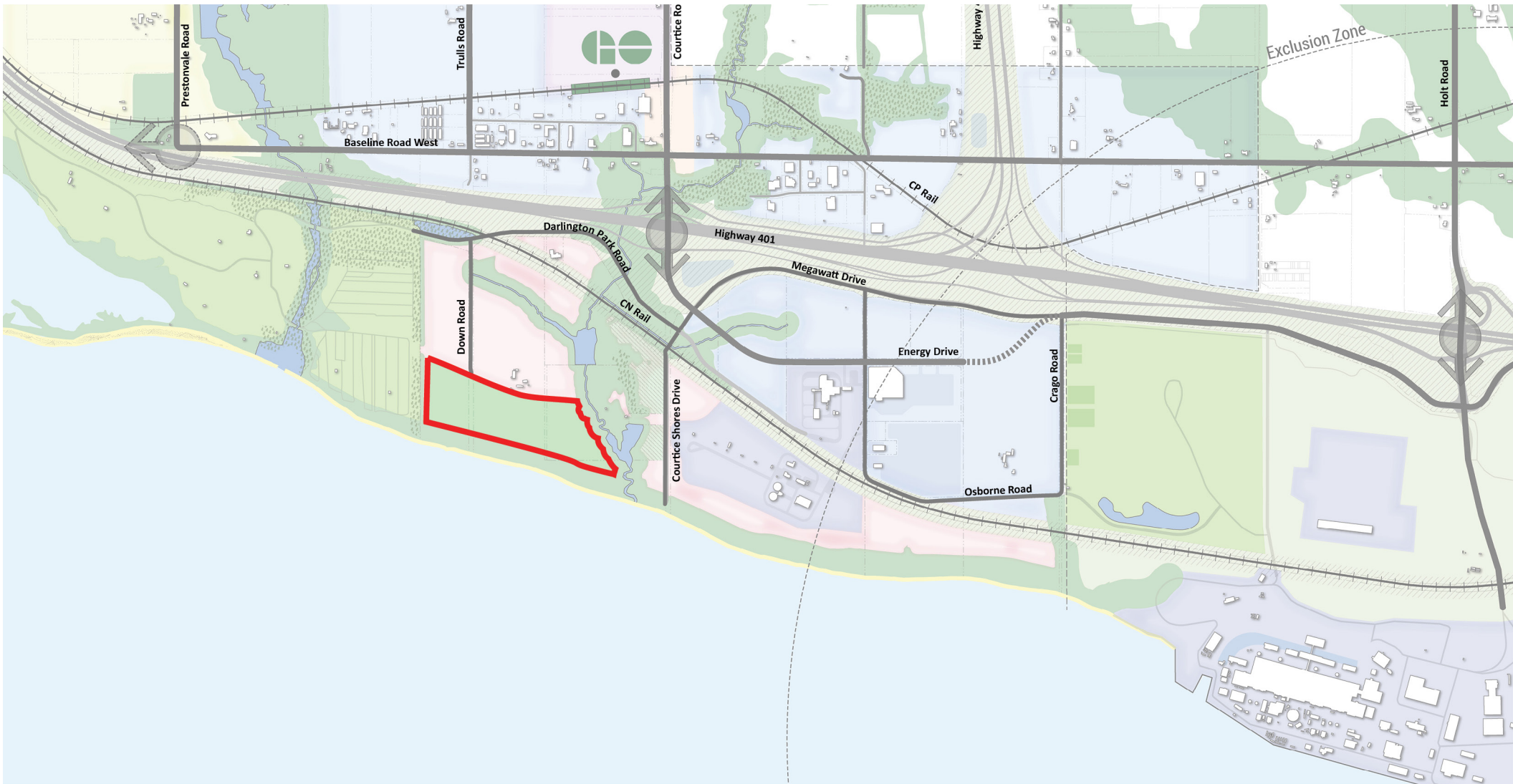


TIM HORTON'S, BUFFALO

VISION FOR THE WATERFRONT

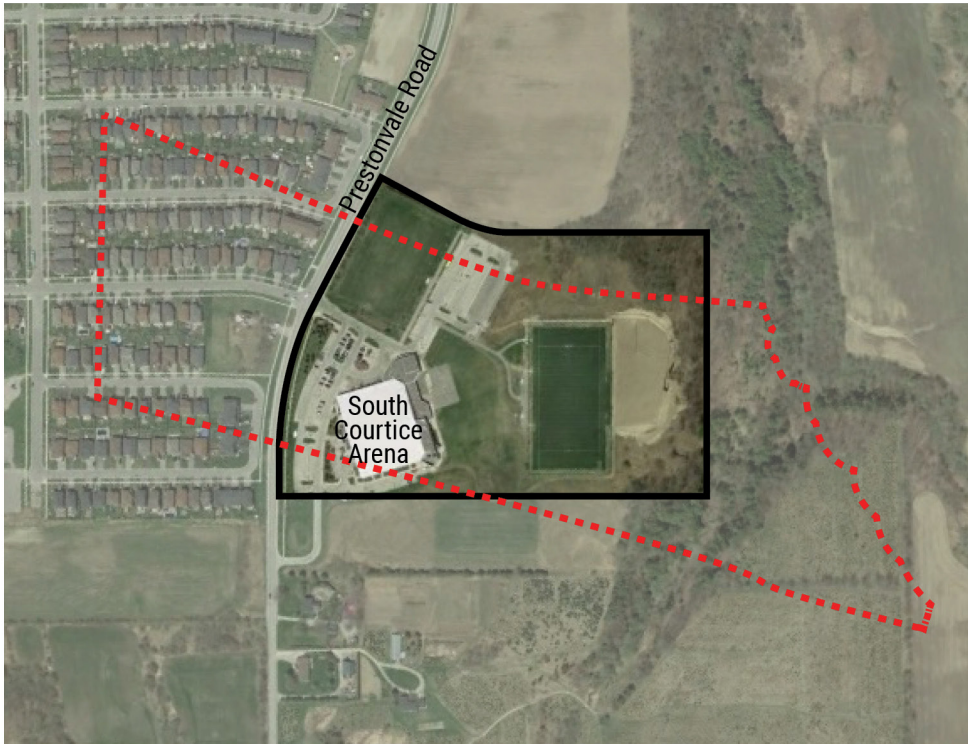
WATERFRONT PARK

How big is an 18 ha park?

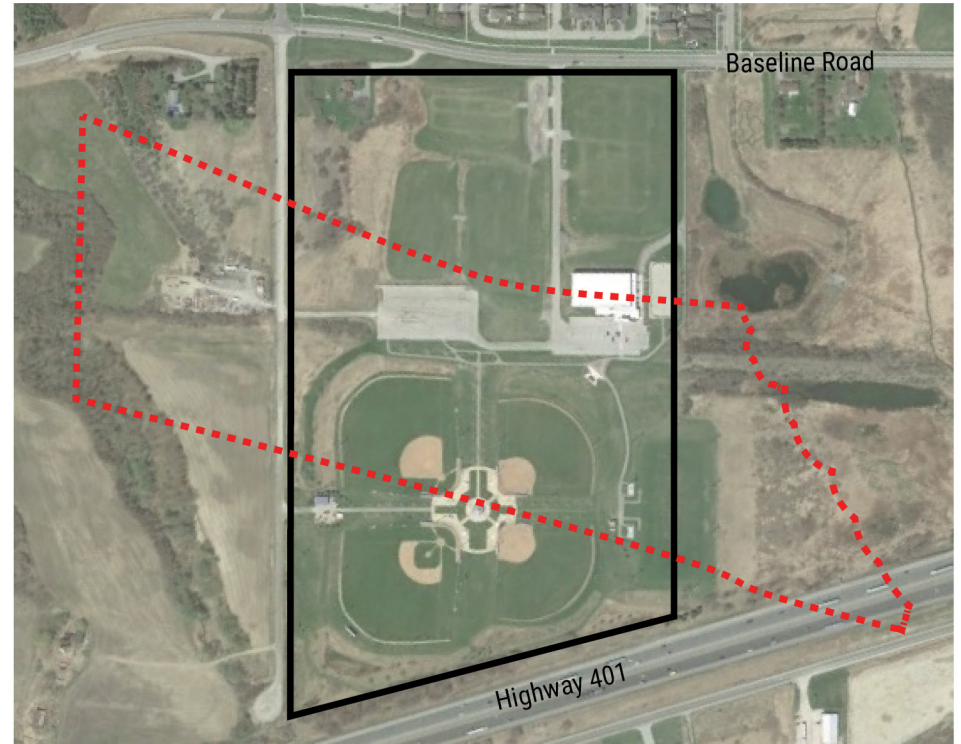


WATERFRONT PARK

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



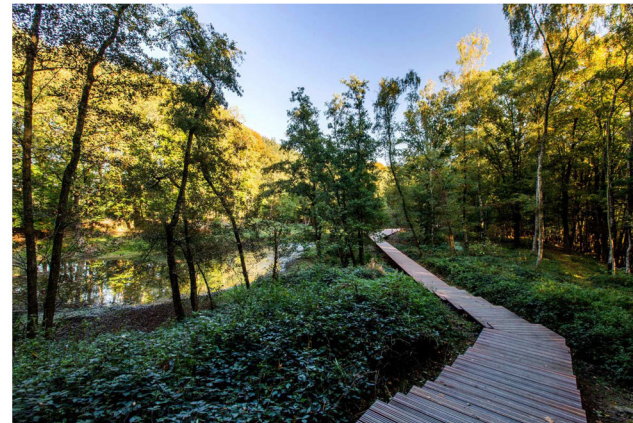
MULTI-USE TRAIL IN PICKERING, ON



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



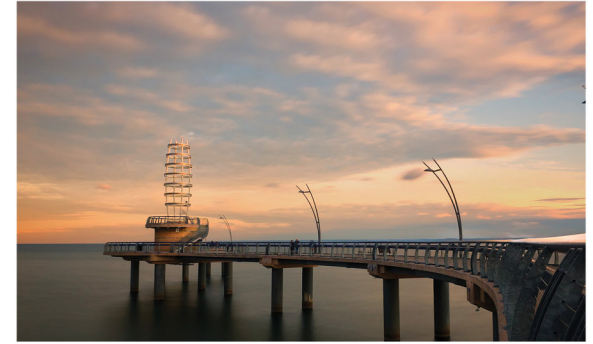
What should the waterfront amenity node be?



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

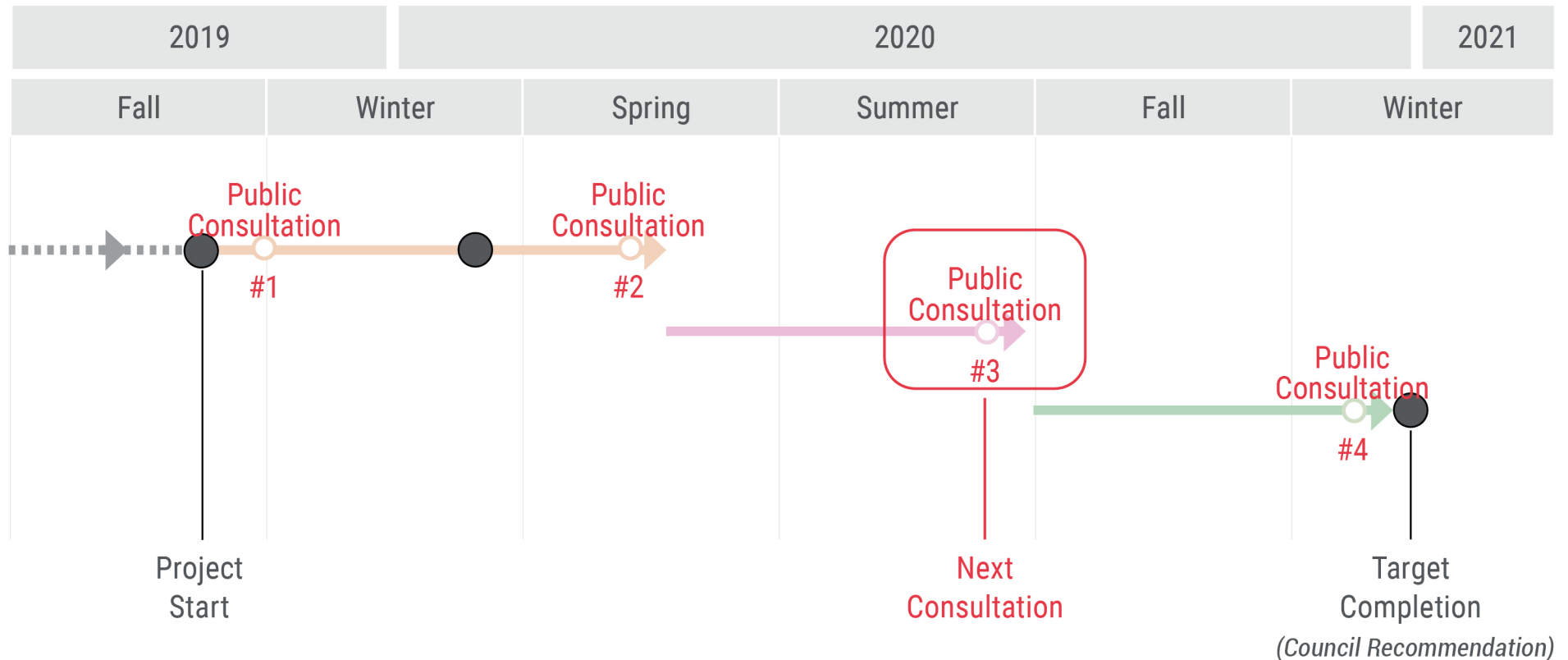
Preferred Concept

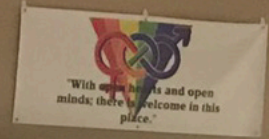
- Draft Land Use and Urban Design Concept and Technical Analysis
- Joint Steering Committee Meeting #3
- PIC #3 Draft Concept
- Draft Policy Directions
- Joint Steering Committee Meeting #4

PHASE 3

Secondary Plan

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





Courtice Waterfront and Energy Park Secondary Plan

Public Consultation #2
Engagement Feedback Report

March 5, 2020

Clarington

**URBAN
STRATEGIES
INC .**



Acknowledgments

Consulting Team

Tim Smith, Principal, Urban Strategies Inc.
Warren Price, Partner, Urban Strategies Inc.
Alex Heath, Associate, Urban Strategies Inc.
Haya Rizvi, Planner, Urban Strategies Inc.
Stephen Brophy, Designer, Urban Strategies Inc.

Municipality of Clarington Project Team

Carlos Salazar, Manager of Community Planning and Design
Karen Richardson, Manager of Development Engineering
Paul Wirch, Senior Planner, Community Planning and Design
Faye Langmaid, Acting Director of Planning Services
Julia Pingle, Development Coordinator

Project Steering Committee

Jeff Almeida, Regional Municipality of Durham
Heather Finlay, Regional Municipality of Durham
Carlo Pellarin, Manager of Development Review, Municipality of Clarington
Bonnie Wright, Clarington Board of Trade
Stefanie Penney, CLOCA
Ray Davies, OPG
Kirk Kemp
Ryan Gueter, Weston Consulting
Hannu Halminen, Halminen Homes

Table of Contents

1. Introduction	4
2. Meeting Overview	6
3. Feedback Themes	7
4. Detailed Feedback	8

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

- Appendix 1: 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. The Municipality's goal is to make the waterfront a destination with a mix of uses and amenities that complement the Energy Park.



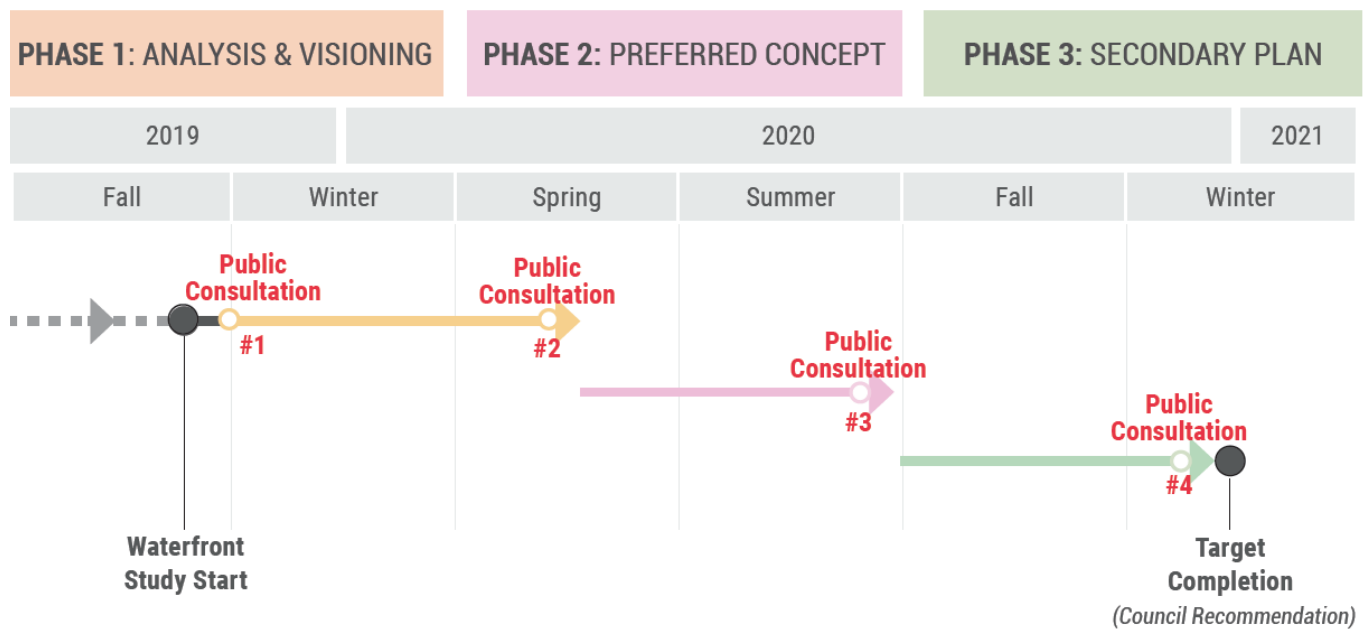
Waterfront Planning Process

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 Courtice Waterfront and Energy Park Secondary Plan Update can be found at:

<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



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?

- TRAINS
- ARTISTS RENDERINGS & INSTALLATIONS
-

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

- skating
- niche shopping
- fireworks
- riding/skiing on 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?

PUBLIC MEETING #2

COURTICE WATERFRONT STUDY & ENERGY PARK SECONDARY PLAN



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?

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

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?

PUBLIC MEETING #2

COURTICE WATERFRONT STUDY & ENERGY PARK SECONDARY PLAN



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?

- Patio style restaurant, coffee shop, ^{and} or pub that can be accessed from the energy park, Darlington Provincial Park, and from bike paths ~~that are~~ acce
- 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?

~~2-3 story townhouses or condos~~

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

2-3 storey townhouses or condos

PUBLIC MEETING #2

COURTICE WATERFRONT STUDY & ENERGY PARK SECONDARY PLAN



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.

NAME:

PHONE/EMAIL:

ADDRESS:

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, skate trail
- * - bandshell, amphitheatre for community
- * - small boat launch - canoes, kayaks, rafts
- self-maintaining facilities
- P.A.C. supporting

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

- banquet facility / conference ctr. 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?

- small town houses - townhomes, duplexes
- medium density multi-family - 2-3 story walk-ups
- high density multi-family - 4-5 story walk-ups
- townhomes, duplexes, small multi-family
- self-storage

PUBLIC MEETING #2

COURTICE WATERFRONT STUDY & ENERGY PARK SECONDARY PLAN



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.

NAME:

PHONE/EMAIL:

ADDRESS:

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

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

Handwritten notes in blue ink:
walk
sit on benches - listen to people
play sports
play instruments / music

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?

*Part
Dover*

- stepped condos - mid-rise
- main street
- seniors/assisted living

PUBLIC MEETING #2

COURTICE WATERFRONT STUDY & ENERGY PARK SECONDARY PLAN



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.

	PHONE/EMAIL:
--	--------------

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

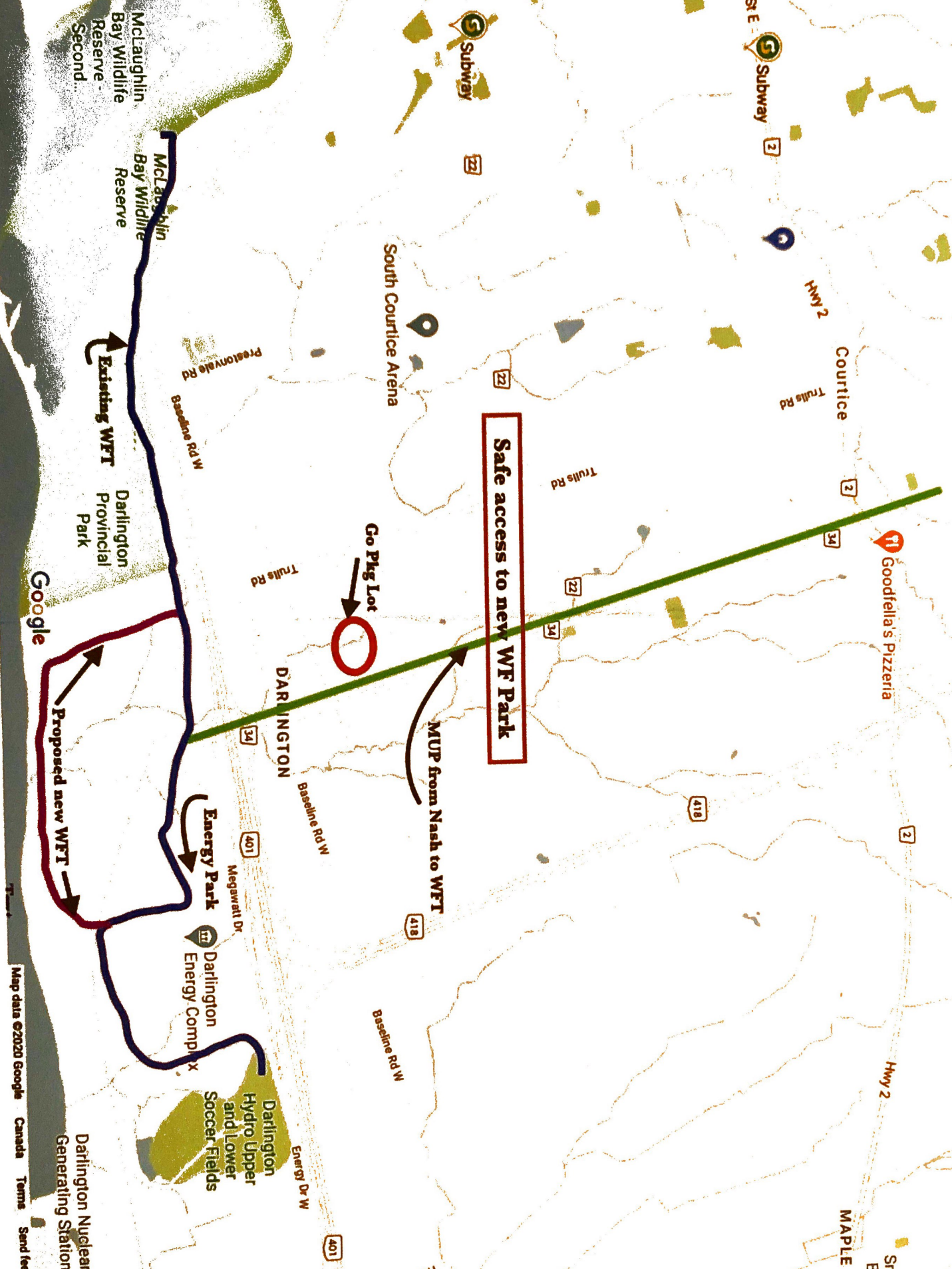
What types of commercial uses or other amenities would contribute to a destination on the waterfront?

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 apt buildings



Safe access to new WF Park

MUP from Nash to WFT

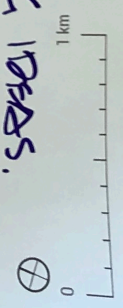
Go Pkg Lot

Existing WFT

Proposed new WFT



COURTICE WATERFRONT & ENERGY PARK SECONDARY PLAN



BL IDEAS.

- ① TRAIL COLLECTION (LIC. NO COLLECTIONS)
- ② YEAR-ROUND.
- ③ ADI QUALITY HUB AT THE WATER FOR LOCALS + TOURISTS. (SUBVENTED)

① MIXTURE OF LOCALITY TYPES AND RESIDENTS.

② WATER-BASED RECREATION

③ CELEBRATING THE HISTORY OF THE AREA PROVINCIAL PARKS

— PARK STRUCTURE — MODERN.

— PARK — UTILIZED GO SPACES TO REASURE OPPORTUNITIES

TRAIL — QUALITY FROM PARK FROM NORTH.

LIVE LAUNCH PARK. RELE TRAM

MIX OF Urban Nature. — SPEAK / AMPHITHEATRE. — PARKS OF BUSY + NATURE. — ALL AGE GROUPS.

— SPEAKING PARK.

— SPEAKING HIGH RISES HERMAN

— SPEAKING RECREATION

— SPEAKING TRAIL

— SPEAKING WATERFRONT

— SPEAKING ENERGY PARK

[REDACTED]

[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]