



Staff Report

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Report To:	Special Planning and Development Committee	
Date of Meeting:	April 24, 2023	Report Number: PDS-029-23
Submitted By:	Carlos Salazar, Director of Planning and Infrastructure Services	
Reviewed By:	Mary-Anne Dempster, CAO	By-law Number:
File Number:	PLN 41.7	Resolution#:
Report Subject:	Project Update – Courtice Transit-Oriented Community and GO Station area Secondary Plan, Courtice – GO Train Extension to Bowmanville.	

Recommendation:

1. That Report PDS-029-23, and any related delegations or communication items, be received for information.

Report Overview

The purpose of this information report is to provide a project update to Council on the Courtice Transit-Oriented Community and GO Station area Secondary Plan and integrated Environmental Assessment (EA). This project is a priority of Province as well as of both Regional and Clarington Councils as it is essential for the GO Train Extension to Bowmanville, which includes the proposed Courtice and Bowmanville GO Stations. Phase 2 of the 4-phase project is now completed. The Phase 2 Summary and Public Information Centre #3 Engagement Feedback Reports are attached to this report. Phase 3 of the project, to create an emerging land use plan for the area, has commenced.

1. Introduction

- 1.1 The Courtice Transit-Oriented Community and GO Station area Secondary Plan is a large area located south of Bloor Street, north of Highway 401, east of Robinson Tooley Creek and west of Highway 418 (Figure 1). The Secondary Plan area includes lands around the future Courtice GO train station which is planned to be located north of Highway 401 between Trulls Road and Courtice Road. This area of Courtice is largely undeveloped, except for industrial and commercial uses along Baseline Road, which presents a unique and exciting opportunity in the GTA to create a vision for a new transit-oriented community.
- 1.2 A key driver of growth and development in this area is the future Courtice GO train station and higher density development that is needed to support the station. The Region of Durham has delineated lands north and south of the future station as a protected Major Transit Station Area (MTSA) to focus on higher density development. Overall, the Region of Durham estimates the MTSA to generate 43,757 people and jobs (273 people/jobs per hectare) and approximately 13,100 new units.
- 1.3 The Secondary Plan will capitalize on the future GO train station, highway proximity and existing and planned amenities in the surrounding area. Overall, the Secondary Plan vision and policies will guide growth and transformation of the area into a new mixed use, transit supportive and complete community in Courtice.

2. Project Update

- 2.1 In June 2018, Council authorized staff to commence the Courtice Transit-Oriented Community and GO Station area Secondary Plan (formerly the Courtice Employment Area Secondary Plan) ([PSD-052-18](#)). Staff was authorized to finalize the draft Terms of Reference and issue a Request for Proposal to retain the necessary consultants.

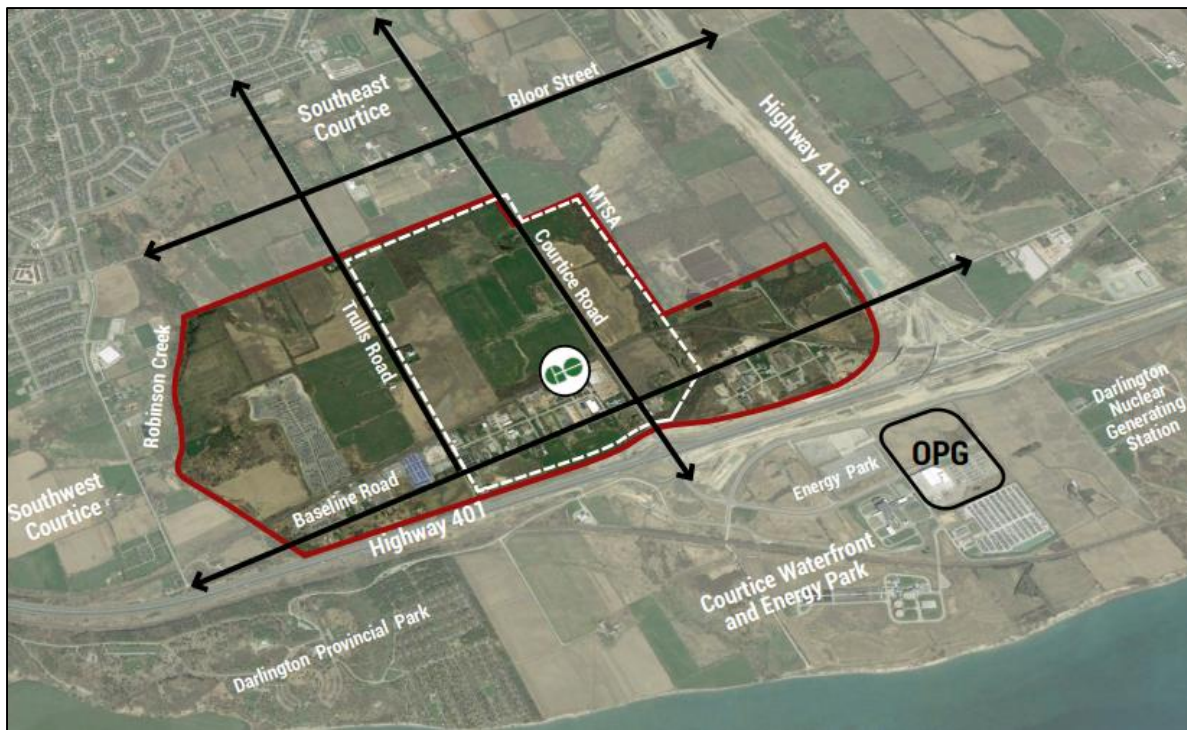


Figure 1: Map of Courtice Transit-Oriented Community and GO Station area Secondary Plan

Phase 1

- 2.2 Phase 1 of the project started in 2018 and included preparation of background and technical reports, such as Transportation Report, Cultural Heritage Report, Stage 1 Archeological Assessment and Master Servicing Report.
- 2.3 In June 2019, the first Public Information Centre (PIC) was held to introduce the project, present the findings of the background and technical reports and receive feedback from the public. An Engagement Feedback Report was prepared to detail public engagement and feedback received at PIC #1.
- 2.4 Public Information Centre #2 was held September 2020 to re-engage with the community, present issues and opportunities, and guiding principles for public feedback. An Engagement Feedback Report was prepared to detail public engagement and feedback received at PIC #2.
- 2.5 In September 2020, Phase 1 of the project was completed. A Phase 1 Summary Report was prepared to summarize the technical analysis and public engagement completed as part of the first phase. Staff Report [PDS-008-21](#) Courtice and Bowmanville Major Transit Station Areas – Summary of Public Feedback provided an update on the public feedback received during Phase 1.




Figure 2: Attendees and engagement boards from Public Information Centre #1

Phase 2


- 2.6 Phase 2 of the project started in late 2020 to prepare three land use alternations for the Secondary Plan area and create evaluation criteria to evaluate the options.
- 2.7 On December 22, 2021 Durham Region Council adopted Regional Official Plan Amendment (ROPA) 186. ROPA 186 seeks to establish seven Protected Major Transit Station Areas including two in Clarington that surround the future Bowmanville GO Station and Courtice GO Station. ROPA 186 is awaiting Provincial approval from the Ministry of Municipal Affairs and Housing to approve the delineation of the protected Major Transit Station Areas (MTSA).
- 2.8 Durham Region Council also endorsed employment land conversions within the Courtice MTSA for lands within the existing Urban Boundary and west of Trulls Road on December 21, 2021. These employment conversions will not be in effect until the new Regional Official Plan is adopted Regional Council and approved by the Ministry of Municipal Affairs and Housing.
- 2.9 Public Information Centre #3 was held March 22, 2022 to share 3 land use alternatives for the Courtice Transit-Oriented Community and GO Station area Secondary Plan and the guiding principles/criteria that were used to create each option. A live poll was used during the meeting to engage attendees, and public feedback was received on the 3 options presented at the PIC. An Engagement Feedback Report was prepared to detail public engagement and feedback received at PIC #3, see Appendix 1 of Attachment 1.
- 2.10 The information presented to the public at PIC #3 was also presented to landowners at a Stakeholder workshop held on the same day but prior to PIC #3. Over 80 landowners were invited to session however only 18 attended.

Tell us what you think


- What do you like most about each of the options?
- Do you see any significant challenges in any of the options?
- Are there other land uses or building types we should consider for any of the proposed land use designations?



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Courthouse Transit Oriented Community (TOC) Secondary Plan - Public Meeting #3

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Figure 3: Questions asked to guide Q&A session and discussion at online Public Information Centre #3

- 2.11 In February 2023, Phase 2 of the project was completed. A Phase 2 Summary report was prepared to outline the 3 land use alternatives, evaluation criteria and public engagement completed in phase 2 (Attachment 1).

Phases 3 & 4

- 2.12 Phase 3 of the project is on-going and includes creation of an emerging land use plan for the Courtice Transit-Oriented Community and GO Station area Secondary Plan and integrated Environmental Assessment (EA).
- 2.13 In March 2023, Tribute Communities and Brookfield Residential presented individual design concepts for their land holdings in the Secondary Plan area to staff. An integrated design for the MTSA area of the Secondary Plan is under development by the Landowners Group (LOG). Staff will be hosting two planning and design sessions; one with the Landowners Group and other with property owners who are not members of the LOG. Following these sessions, the Municipality will complete the preparation of an emerging land use plan to present at PIC #4 in Fall 2023.
- 2.14 Phase 4, the final phase, will include a Statutory Public Meeting to present the Secondary Plan to Council and the public for consideration, is anticipated to take place in early 2024.
- 2.15 Once the Province approves ROPA 186 to delineate the protected Major Transit Station Areas (MTSA), the Municipality will have one year to amend the Official Plan and update zoning to include minimum heights and densities within the MTSA. Overall the Courtice Transit-Oriented Community and GO Station area Secondary Plan and implementing zoning by-law amendment will need to be completed within one year of the ROPA 186 approval by the Ministry of Municipal Affairs and Housing.

3. Financial Considerations

- 3.1 Cost recovery agreements with the Courtice Transit-Oriented Community Landowner Group are in place to partially fund the preparation of the Secondary Plan.

4. Concurrence

- 4.1 Not Applicable.

5. Conclusion

- 5.1 The Courtice Transit-Oriented Community and GO Station area Secondary Plan presents a unique and exciting opportunity in the GTA to create a vision and policies that will guide growth and development of the area into a new mixed use, transit

supportive and complete community. ROPA 186 delineates the Courtice protected Major Transit Station Area (MTSA), which surrounds the future Courtice GO train station, is the focus for higher density development. The Region of Durham estimates the MTSA to generate 43,757 people and jobs (273 people/jobs per hectare) and approximately 13,100 new units. Provincial approval of ROPA 186 will trigger a one-year timeline for the Secondary Plan and implementing zoning for the MTSA be completed.

5.2 It is respectfully recommended that Council receive this report for information.

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Attachments:

Attachment 1 - Phase 2 Summary Report

Interested Parties:

List of Interested Parties available from Department.