

The Corporation of the Municipality of Clarington

Clarington Waterfront Strategy

Draft Vision

May 12, 2025



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Metrics

Team Introductions



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Agenda

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Project Purpose

2

Background & Engagement Highlights

3

Draft Waterfront Vision & Principles

4

Next Steps

1

Project Purpose

Project Purpose

- Develop a new Waterfront strategy
 - Build on the 1992 strategy successes, acquiritors and frameworks for development
 - Framework for development
 - Align with current regulations, policies, plans, strategies and community needs
 - Ground the vision and concepts with market analysis and economic evaluation
 - Develop visionary concept plans for **Newcastle** and **Bowmanville** waterfront areas, and integrate **Courtice** Waterfront and Energy Park
 - Prepare framework for implementation

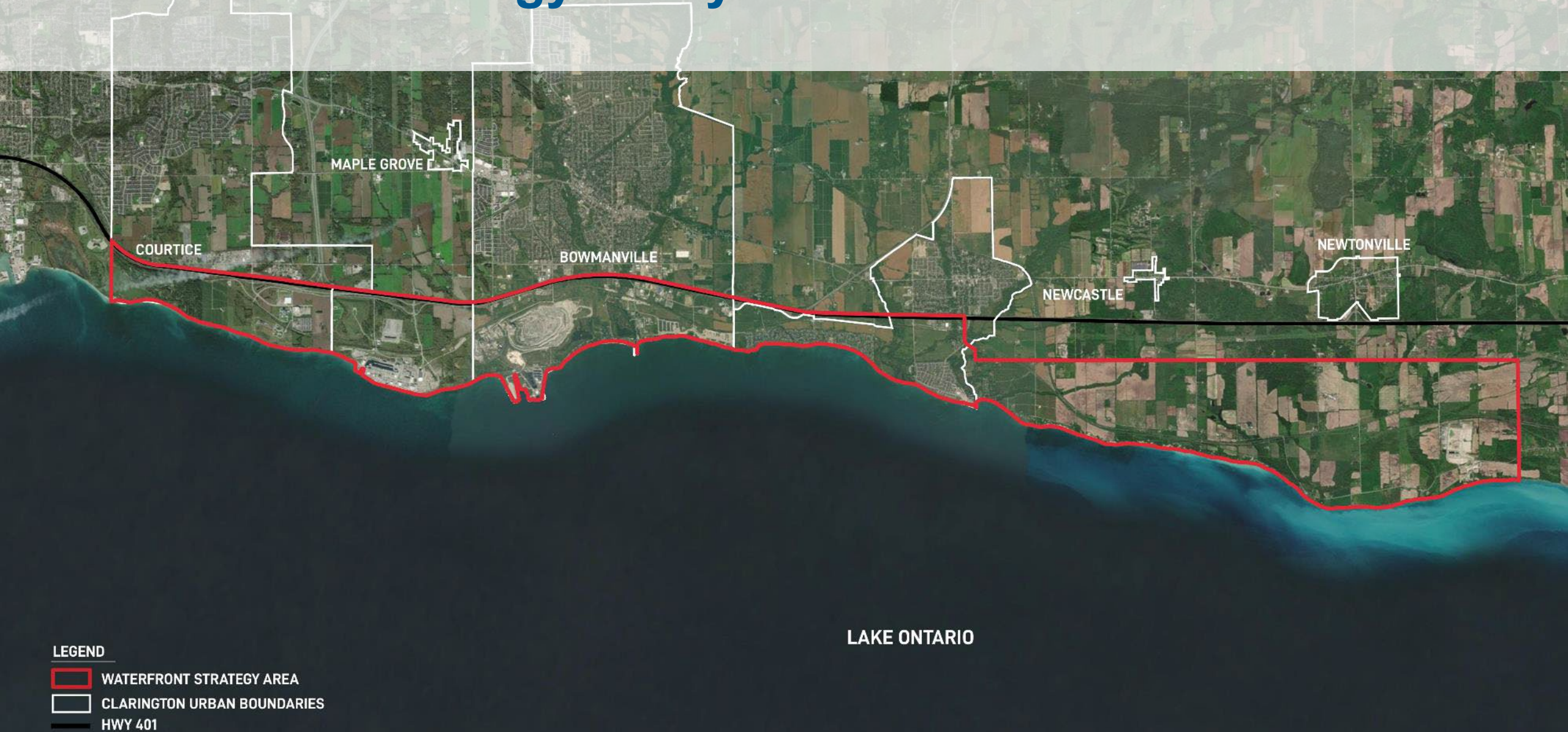


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Background & Engagement Highlights



Waterfront Strategy Study Area



SWOT Analysis Highlights

S

trengths



- Strong policies and environmental protection
- Diverse existing uses
- Increase in public waterfront access
- Courtice Waterfront and Energy Park Secondary Plan
- Future GO Stations and expanded transit services to Bowmanville waterfront
- Established coastal hazard mapping, summaries and recommendations
- Well established water, sewer and sanitary sewer networks within Bowmanville and Newcastle urbanized areas
- Sanitary sewers located near or through public lands

W

eaknesses



- Highway 401 and railways as physical barriers separating terrestrial and waterfront ecosystems
- Lack of natural land cover
- Transit service gaps
- Shoreline development located within hazardous areas, greater risk for flooding, erosion and unstable slopes
- Individual coastal hazard works
- Channels infilling, limited navigability

O

pportunities



- Build on established waterfront places and future growth areas
- Additional waterfront amenities, commercial incubators, improved experience, placemaking and accessibility
- More suitable boat launch location(s), north-south trail linkages
- Acquisition of additional lands, and restoration of the surplus Federal lands at Port Granby
- Regional wildlife habitat corridor (2 km) and coastal habitat improvements, and green development
- Cycling and agri-tourism

T

hreats



- Privatization of shoreline access (physical and visual) and population growth
- Shoreline development and shoreline hardening
- Continual swings in high and low lake levels observed; higher 100-year flood elevation
- Proximity of trail system to the eroding beach and bluff shorelines
- Rider safety without road shoulders to provide buffer
- Failing infrastructure
- Structural and property damage
- Cost of implementation

Engagement Highlights

- 85% of survey respondents support waterfront improvements
- Waterfront is **highly valued**, support for additional public investment in parks, recreation and cultural facilities
- Create an **accessible, public-oriented** waterfront with amenities across the waterfront
- Create a destination and **tourism hub** with enhanced trails, recreational options, events, attractions and parking
- Establish **stronger commercial presence**
- Provide **all season** activities, special events, cultural activities, outdoor skating, personal watercraft launch, public art and parking
- Build upon existing and **continuous trail** network, safe active transportation connections, waterfront access points and wayfinding
- Protect the **natural environment** and plan sustainably

Future Engagement

Summer / Fall 2025



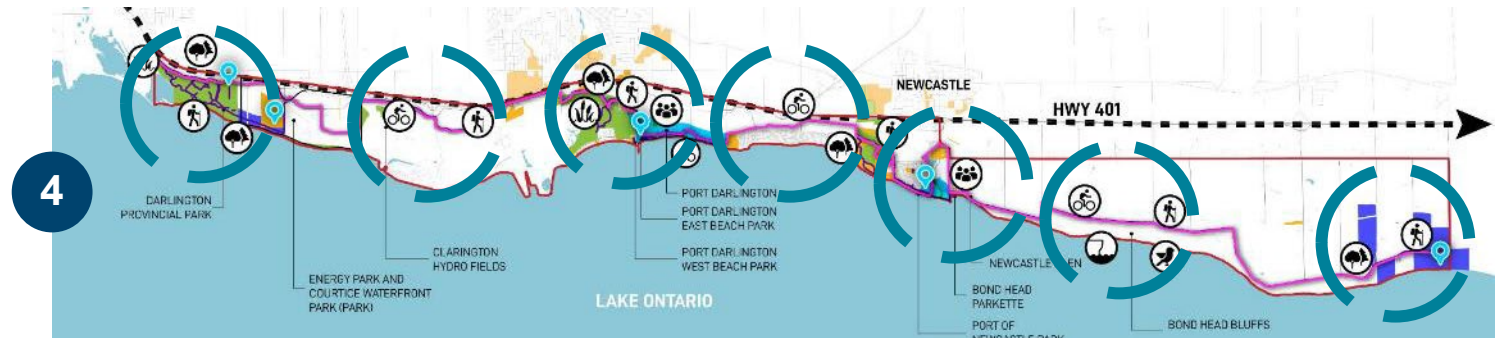
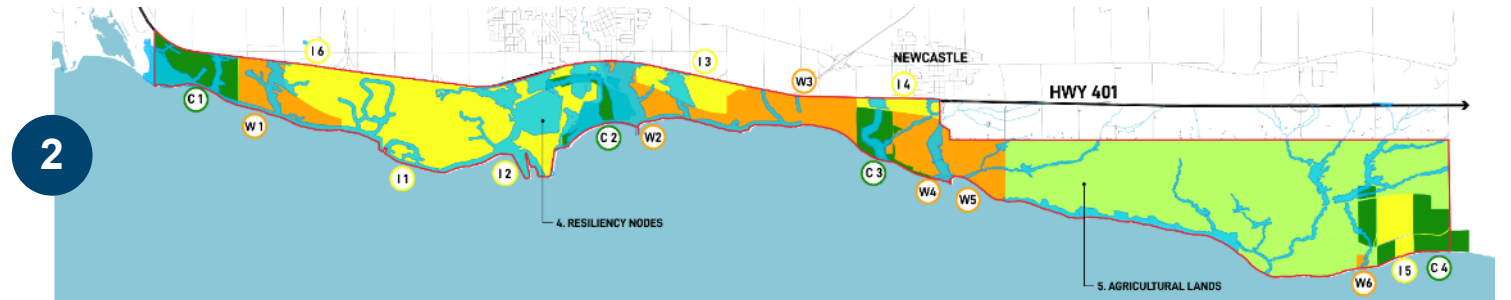
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Draft Waterfront Vision & Principles



Draft Strategic Directions

1. Two Key Character Areas
2. Five Landscape Sub-Areas
3. Regional Wildlife Habitat Corridor
4. Identity and Placemaking Nodes



Draft Waterfront Vision

One Connected Waterfront, Five Distinct Experiences

**Courtice Waterfront Park | Bowmanville Waterfront | Newcastle Waterfront
| Agricultural Heritage | Port Granby Nature Reserve**

Clarington's waterfront is a mosaic of enriching experiences offering vibrant and accessible destinations where community, nature, parks and heritage converge. Our shoreline flourishes through ecological resilience, interconnected trails, diverse recreational opportunities, and hubs of economic vitality. By prioritizing sustainable development, conserving cultural treasures, and ensuring public access, Clarington's waterfront enhances the lives of residents and captivates visitors, establishing a legacy of stewardship for generations to come.

Draft Guiding Principles



Environmental Stewardship

Protect and enhance the natural environment, including the Lake Ontario shoreline, wetlands, and wildlife habitats.



Public Access, Connection and Enjoyment

Ensure equitable, safe and inclusive access to the waterfront for all residents and visitors.



Economic Viability

Foster a vibrant and sustainable waterfront economy that supports local businesses, attracts investment and tourism, and creates employment opportunities.

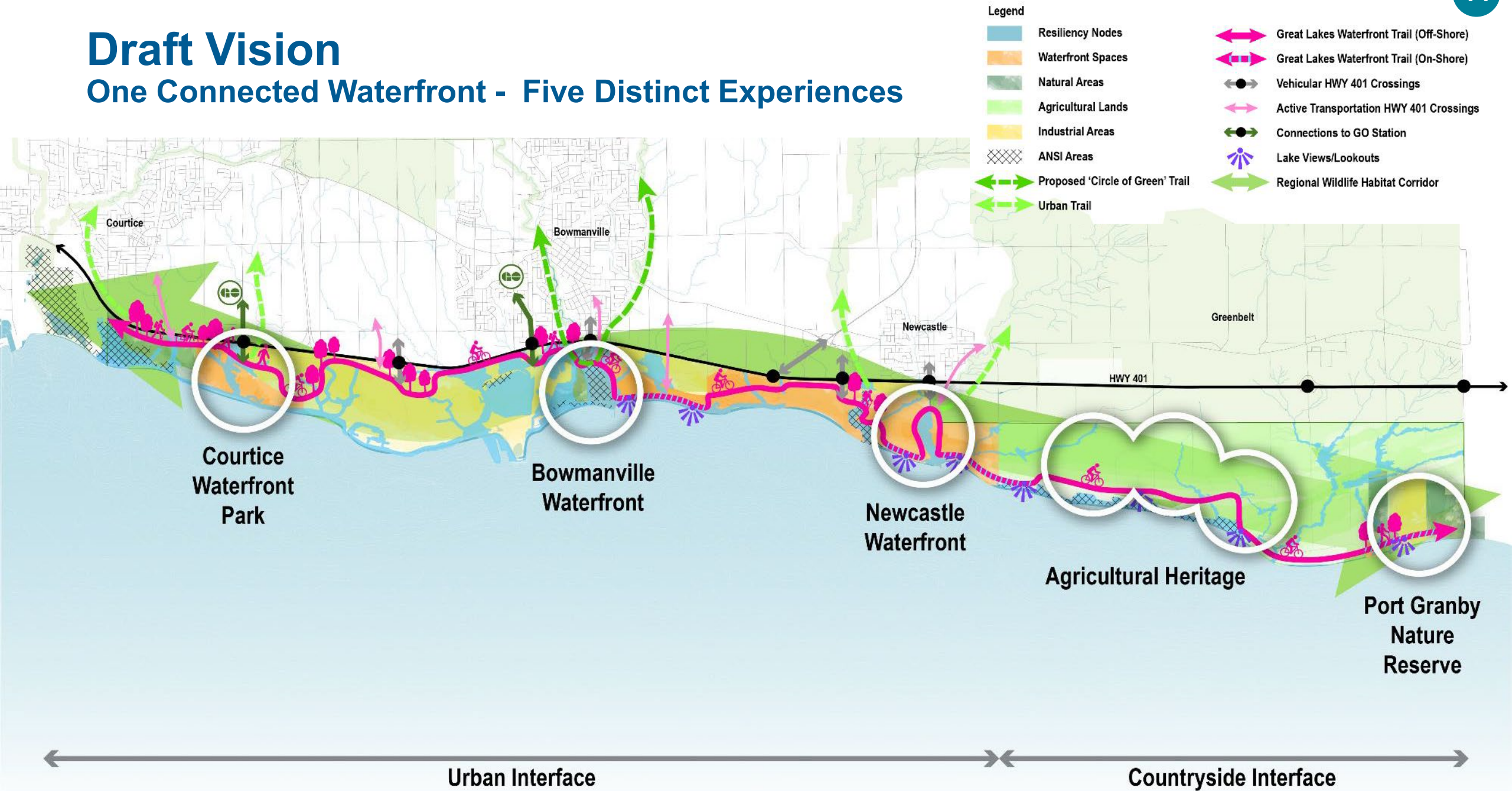


Design Excellence and Cultural Heritage Preservation

Create high-quality and impactful public and private realm, while also recognizing, protecting, and celebrating the rich cultural heritage of the waterfront.

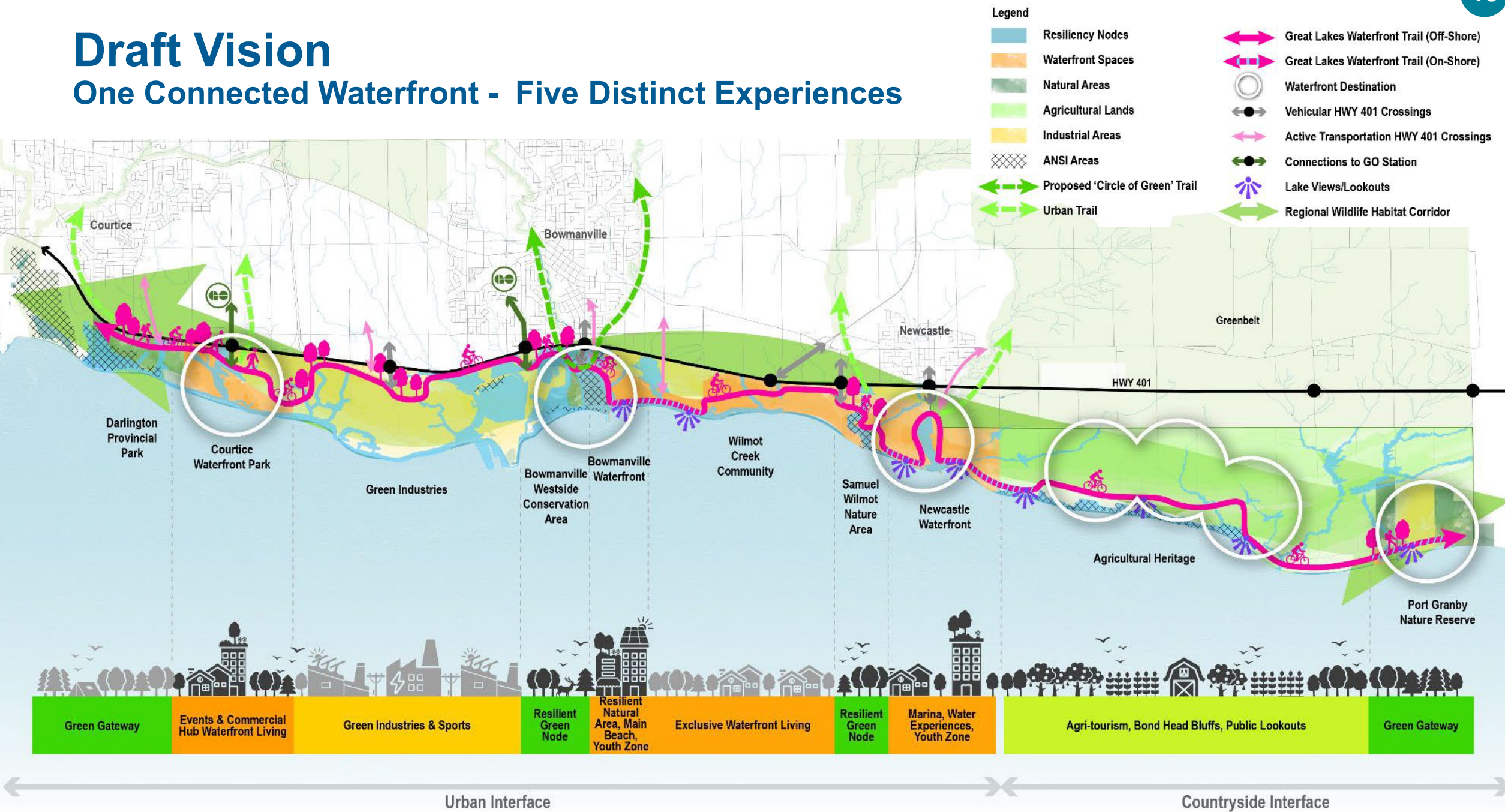
Draft Vision

One Connected Waterfront - Five Distinct Experiences



Draft Vision

One Connected Waterfront - Five Distinct Experiences



Destination – Courtice Waterfront Park



Destination – Courtice Waterfront Park



- New events and commercial hub, waterfront living
- Economic hub with prestige and green industries and employment
- Intertwined with environmental features, public open spaces, streets and trails
- New municipal wide park

Destination – Bowmanville Waterfront



Destination – Bowmanville Waterfront



- Excellence in ecological resilience and iconic gateway public spaces
- Nestled around significant environmental features, improved shoreline resilience
- Enhanced two waterfront parks; main beaches, passive and active water programs, boat launch

Destination – Newcastle Waterfront



Destination – Newcastle Waterfront



- Vibrant marina village and exclusive waterfront living
- Excellence in ecological public realm design
- Bordering natural areas, improved shoreline resilience
- Enhanced existing municipal wide park, beaches, passive and active water programs, boat launch

Destination – Agricultural Heritage



Destination – Agricultural Heritage



- Celebrated agricultural heritage hub with food production traditions, agri-tourism, environmental stewardship, and public access
- New public access with rest stops, lookouts and passive activities / events, and open spaces

Destination – Port Granby Nature Reserve



Destination – Port Granby Nature Reserve



- New nature reserve and public access with trails, lookouts, passive programming
- Concept endorsed by Council
- Environmental education and stewardship

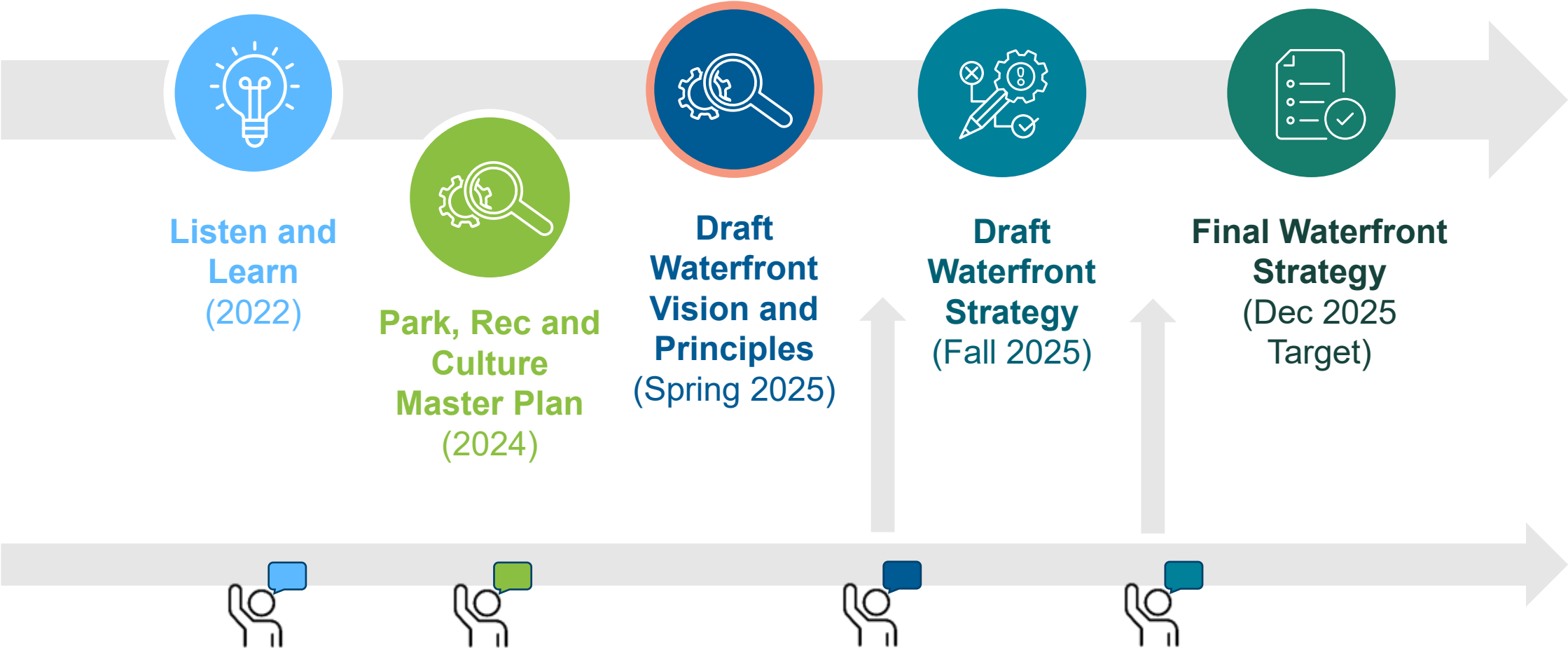
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Next Steps



CLARINGTON
CONNECTED

Draft Project Path



**Thank you and we
look forward to your feedback!**

Clarington



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