

The Corporation of the Municipality of Clarington

Clarington Waterfront Strategy

Draft

Planning and Development Committee Meeting

March 9, 2026

Clarington


DILLON
CONSULTING

Steering Committee Team Introductions

Lisa Backus, Manager, Municipality of Clarington

David Perkins, Principal Planner, Municipality of Clarington

Sylvia Jennings, Planner II, Municipality of Clarington

Alicia Da Silva, Planner I, Municipality of Clarington

Mariano Perini, Director of Public Works and Fire Chief, Municipality of Clarington

Andrei Micu, Parks Design and Development Manager, Municipality of Clarington

Jennifer Smith, Manager of Parks Services, Municipality of Clarington

Jamie Davidson, Director, Watershed Planning and Natural Heritage, CLOCA

Cory Harris, Watershed Services Coordinator, Ganaraska Conservation

Consulting Team Introductions

Martina Braunstein, Urban Designer, Project Manager, Dillon

Paddy Kennedy, Senior Advisor, Dillon

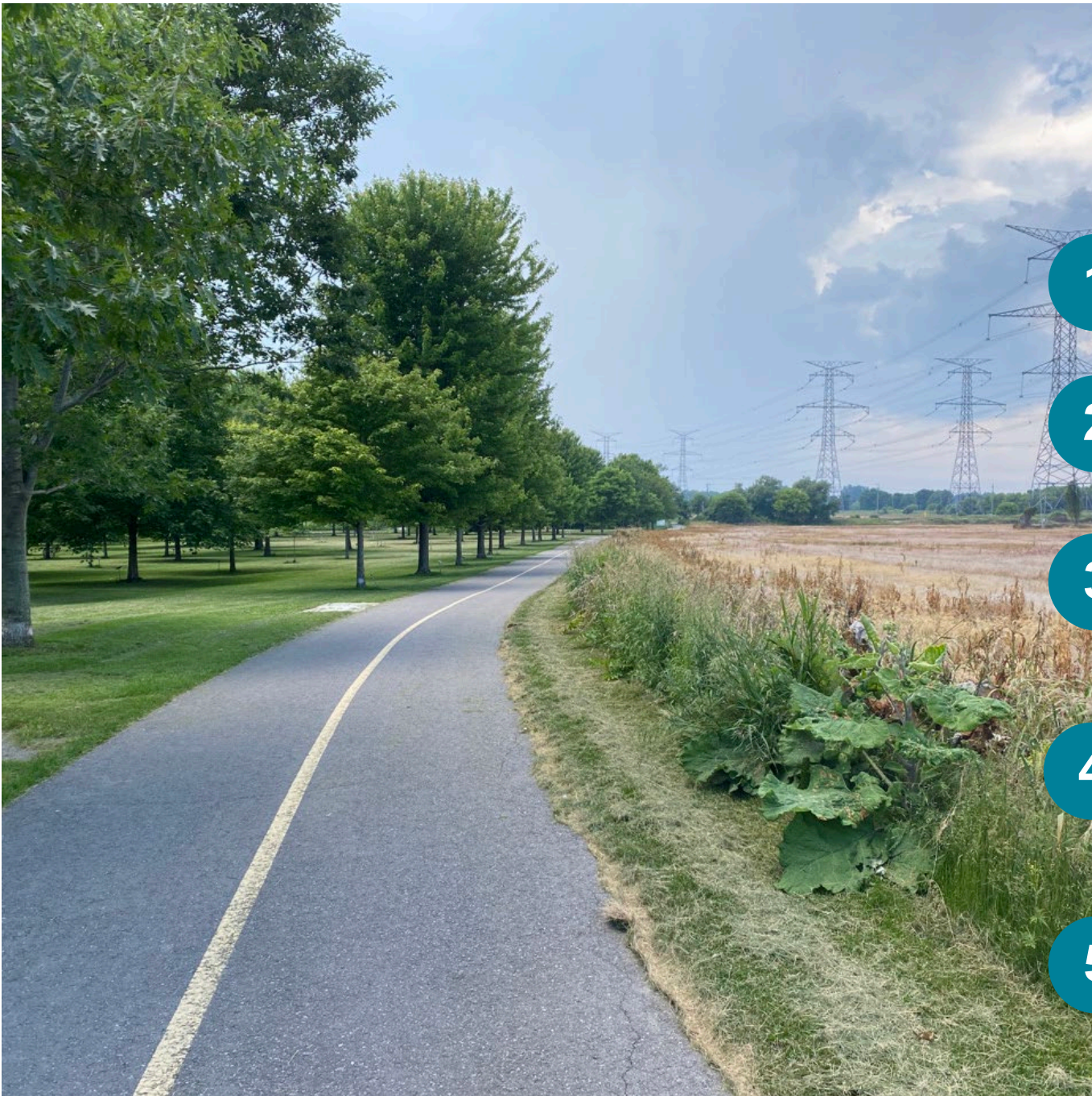
Ian Dance, Landscape Architect, Dillon

Kristin Lillyman, Engagement Lead, Dillon

Evelyn Babalis, Landscape Planner, Dillon

Amy Greenberg, Planner, Project Coordinator, Dillon

Peter Thoma, Economic and Market Analysis, urbanMetrics



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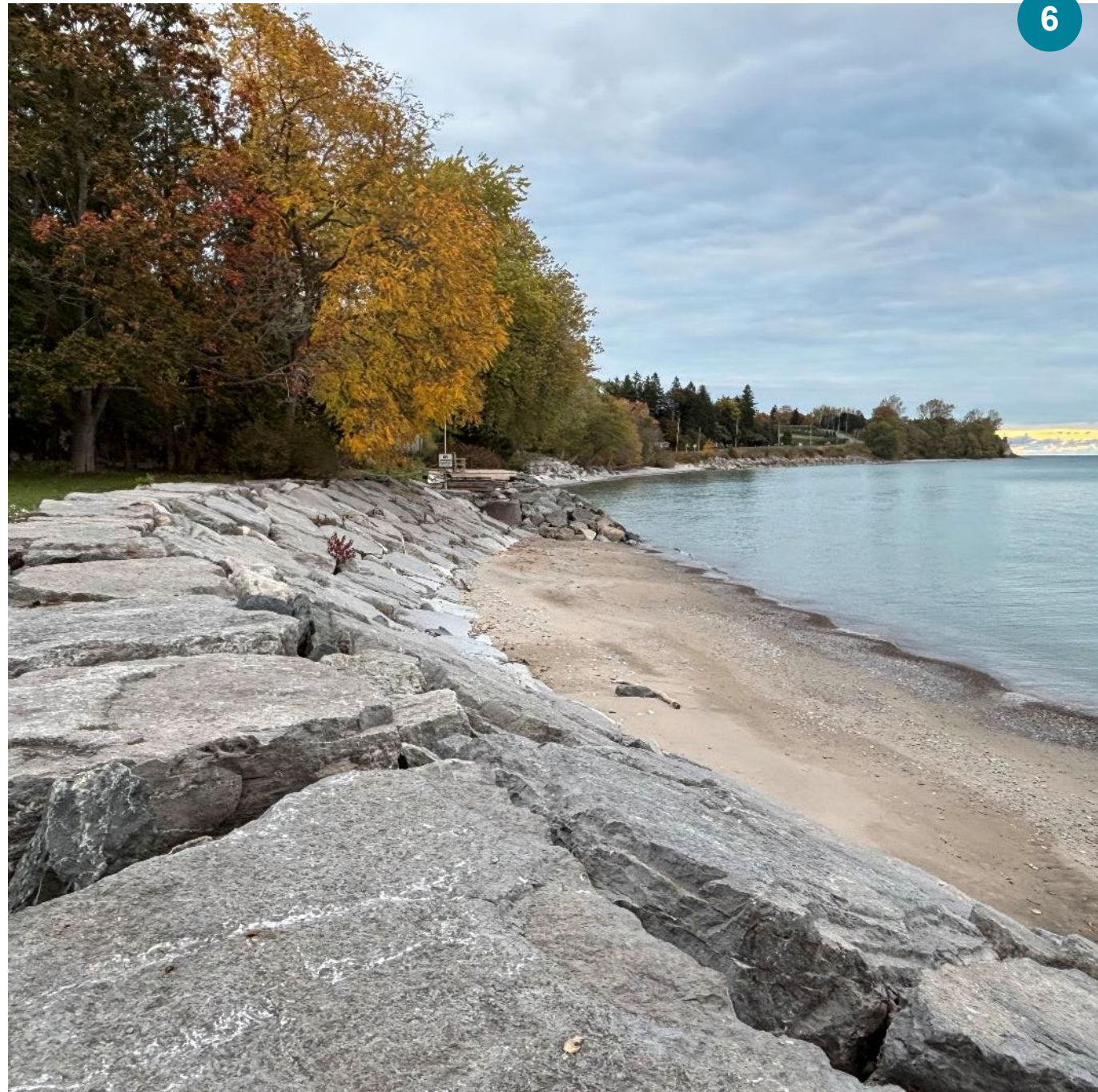
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Project Overview

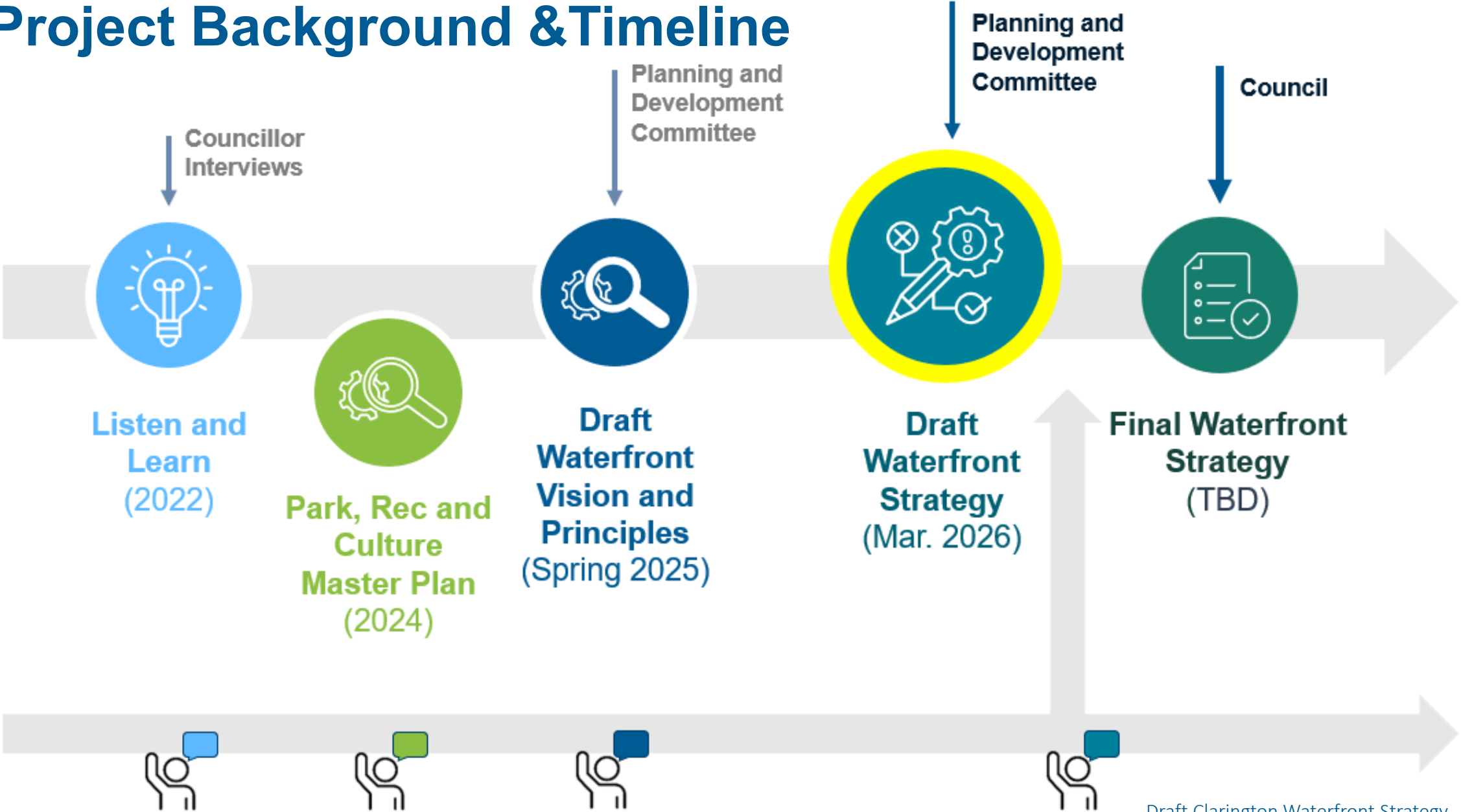


Introduction & Purpose

- To weave all valued components that shape the waterfront lands into a unified vision guiding future enhancements, parks and recreation, culture, tourism, environmental protection, policy and land development along Clarington's shoreline for the next **30 years**.



Project Background & Timeline



Listen and Learn
(2022)

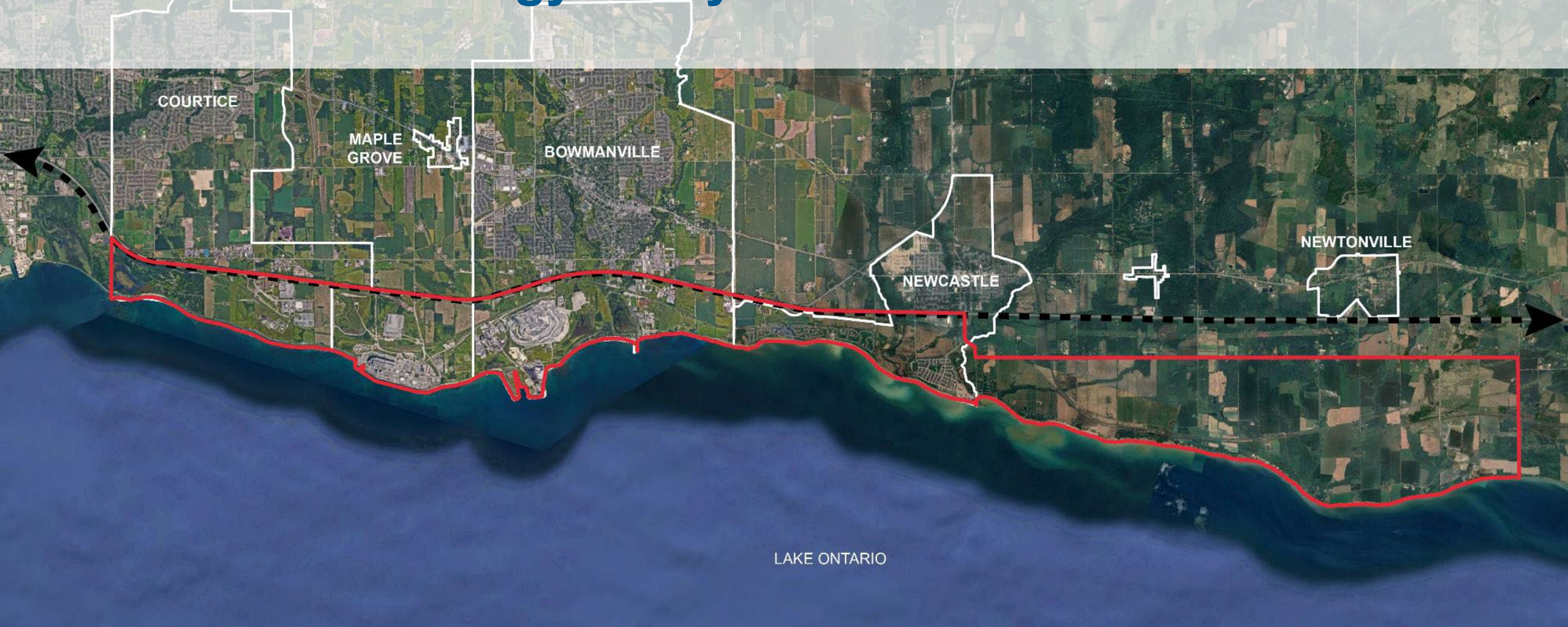
Park, Rec and Culture Master Plan
(2024)

Draft Waterfront Vision and Principles
(Spring 2025)




Draft Waterfront Strategy
(Mar. 2026)

Final Waterfront Strategy
(TBD)

Waterfront Strategy Study Area



LEGEND

-  WATERFRONT STRATEGY AREA
-  CLARINGTON URBAN BOUNDARIES
-  HWY 401

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2025 Engagement Highlights



2025 Engagement Highlights

- **Environmental Stewardship and Climate Resilience**

Prioritize a 'nature-first' approach that protects biodiversity and natural assets, hazard awareness and management, and maintaining a continuous ecological corridor.

- **Access, Connectivity and Inclusivity**

Strong desire for safe, inclusive and barrier-free waterfront with physical and visual access

- **Balanced Development and Infrastructure**

Support for small-scale economic activities and essential amenities

- **Cultural Heritage and Meaningful Engagement**

Support for earlier engagement with Indigenous communities, and preservation of area's agricultural roots and cultural character

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One Waterfront,
Five Distinct
Experiences



One Connected Waterfront, Five Distinct Experiences

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

Clarington's waterfront is a publicly accessible space that connects our community; protects natural systems, climate resilience and biodiversity; and honours our history and cultural heritage. Our shoreline flourishes with interconnected trails and diverse recreational opportunities while placing environmental stewardship at the forefront. We grow our waterfront sustainably protecting the important coastal functions and landscapes, while also ensuring public safety and accessibility over time.

Guiding Principles



**Environmental Stewardship and
Climate Resilience**



**Public Access, Connection, and
Enjoyment**



Cultural Histories and Traditions



**Community-Scaled Economic
Viability**



**Design Excellence and Community-
Centred Planning**

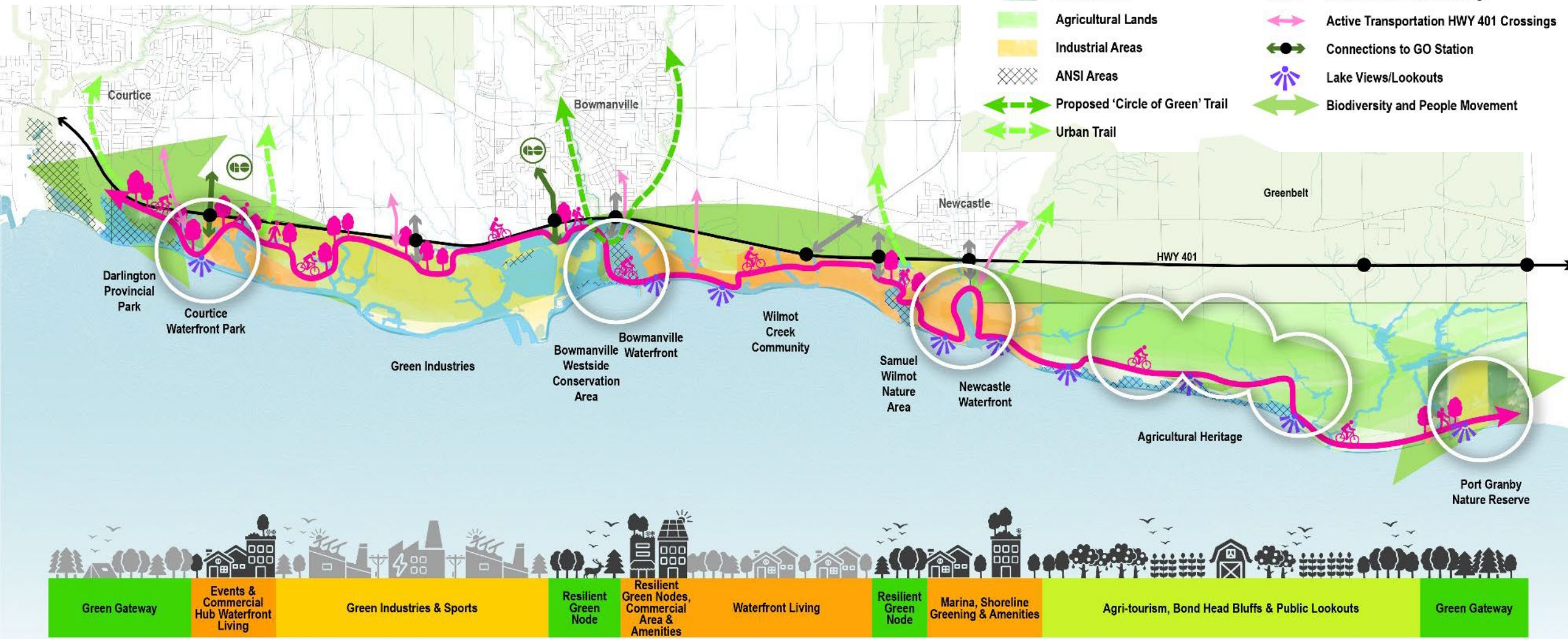


Vision

One Connected Waterfront - Five Distinct Experiences

Legend

- Resiliency Nodes
- Waterfront Spaces
- Natural Areas
- Agricultural Lands
- Industrial Areas
- ANSI Areas
- Proposed 'Circle of Green' Trail
- Urban Trail
- Great Lakes Waterfront Trail
- Waterfront Experience
- Vehicular HWY 401 Crossings
- Active Transportation HWY 401 Crossings
- Connections to GO Station
- Lake Views/Lookouts
- Biodiversity and People Movement



Urban Interface

Countryside Interface

Distinct Experience - Courtice Waterfront

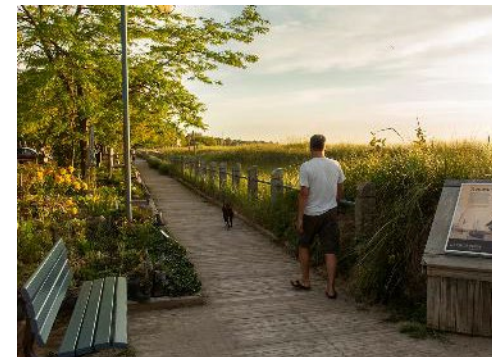


Courtice Waterfront – Key Features

- LEGEND**
- A** FITNESS POD
 - B** GARDENS
 - C** GRASSY SLOPE
 - D** INDIGENOUS PLACE KEEPING
 - E** LOOKOUT
 - F** NATURAL PLAY AREA
 - G** NATURALIZATION
 - H** OPEN LAWN (FLEXIBLE)
 - I** PARKING
 - J** PARK PAVILION
 - K** PLAYGROUND
 - L** PICNIC AREA WITH SHELTER
 - M** PRIMARY PARK WALKWAY
 - N** SECONDARY WALKWAYS
 - O** SPORTS COURTS
 - P** SPRAY PAD
 - Q** SUNDECK
 - R** UPLAND BEACH
 - S** SPECIAL EVENTS AREA
 - T** WORKS YARD
 - wt** WATERFRONT TRAIL
 - ws** WASHROOM
 - pa** PUBLIC ART
 - is** INTERPRETIVE SIGNAGE
 - wf** WAY-FINDING



Distinct Experience - Bowmanville Waterfront



Bowmanville Waterfront – Key Features



- Legend**
- ★ Gateway
 - 🌿 Lookout / Gathering Space
 - 🚶 Waterfront Trail
 - 🏠 Picnic Pavilion / Shade Structure
 - 🌳 Seasonal Rentals
 - 🏢 Local Business Village
 - 🌉 Waterfront Trail Bridge Connection
 - 🌳 Landscape Buffer
 - WC Washroom Facility



Note: this image is conceptual and all infrastructure elements are subject to change

Distinct Experience - Newcastle Waterfront

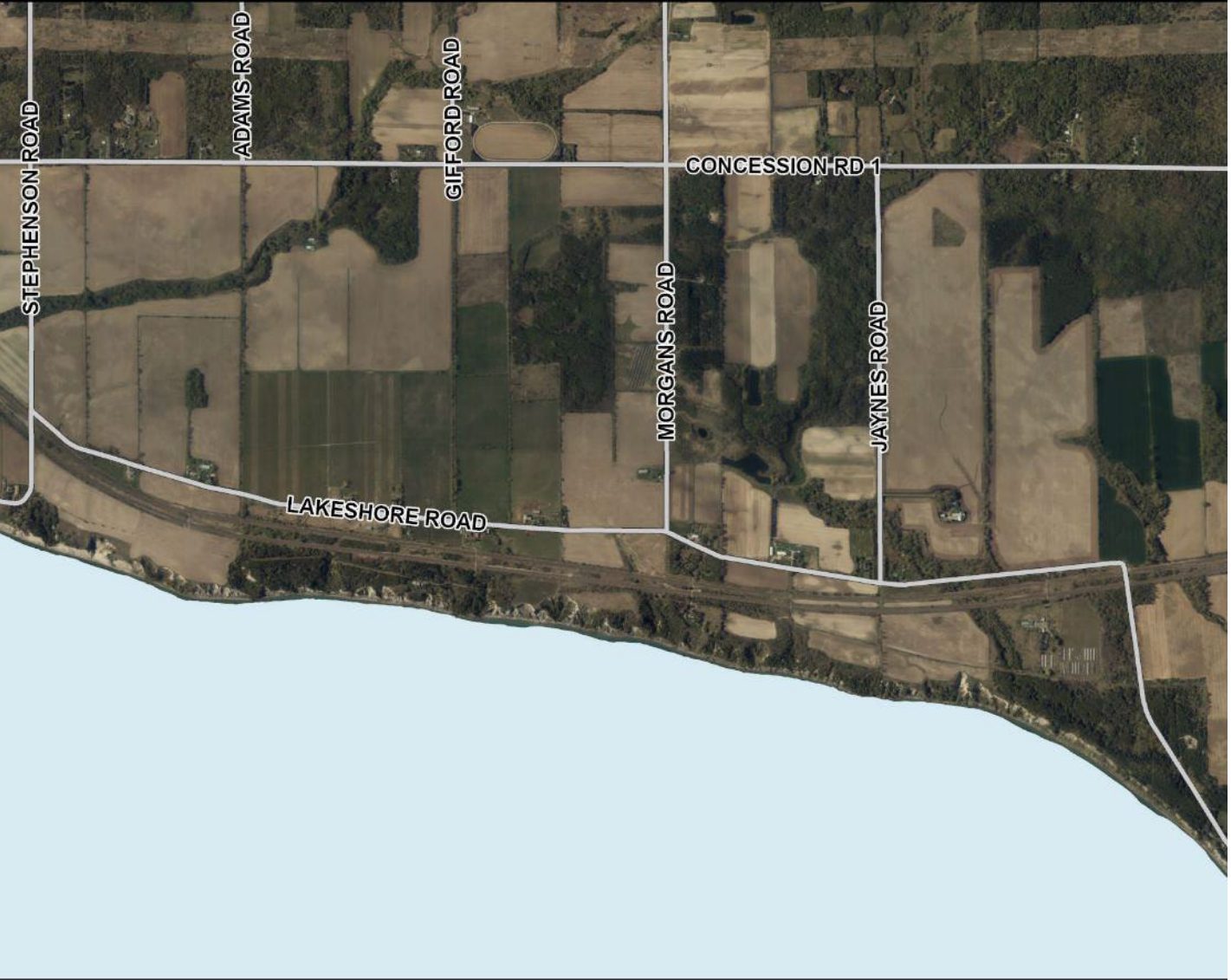


Newcastle Waterfront – Key Features



Note: this image is conceptual and all infrastructure elements are subject to change

Distinct Experience - Agricultural Heritage



Distinct Experience - Port Granby Nature Reserve



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Draft Implementation Framework



Implementation Framework

Table 6 Clarington Waterfront Strategy Implementation Phases



**Phase 1: Foundational Recommendations
(Present to 2030)**

Focused on actions that set the groundwork for the Strategy and completing ‘quick win’ projects on Municipal lands.



**Phase 2: Keystone Initiatives
(2030 to 2040)**

Focused on completing high-impact public projects within the five distinct waterfront experiences in Clarington.



**Phase 3: Waterfront Legacy
(Beyond 2040)**

Focused on completing transformational projects that unify and achieve the full Vision for Clarington’s waterfront.

Phase 1 – Foundational Recommendations (Quick Wins)

- **Naturalize the waterfront:** create no-mow zones, shaded lookouts, seating, and low-impact outdoor fitness.
- **Implement ATMP priority actions and Waterfront Trail extension:** improve east-west and north-south connectivity and access (e.g., Courtice Shore Drive with a lookout, parking, and a link to Courtice Shores Trail)
- **Add waterfront lookouts** on existing public countryside lands with proper setbacks, restoration planting, and low-maintenance, natural materials.
- **Expand waterfront wayfinding** at key entry and decision points, aligned with the municipal Wayfinding System Strategy.
- **Restore West Beach:** formalize natural paths and beach signage in partnership with conservation authorities

Phases 2 & 3 – Keystone Initiatives & Waterfront Legacy

Phase 2

- **Capital Projects:** Begin phased construction of the Courtice, Bowmanville and Newcastle parks.
- **Branding & Promotion:** Implement a branding and tourism strategy, as well as promotional materials.

Phase 3

- **Complete Larger Projects:** Complete construction of the Bowmanville Waterfront Trail bridge and any other remaining phases of larger or more complex projects.

Waterfront Parks Cost Estimates

Courtice:
~ \$39 million



Bowmanville:
~ \$20 million



Newcastle:
~ \$6.5 million





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Next Steps



Next Steps

- i** Continued Indigenous Engagement
- ii** Public Survey – targeting release March to April
- iii** Public Information Centre – targeting late March
- iv** Final Waterfront Strategy Report – TBD – dependent on feedback during consultation

Thank you!

Clarington



urban
Metrics