

OFFICIAL PLAN REVIEW
Courtice Open House, June 10th 2008
Community Questions Summary

Community Question	Community Answers
<p>What do you enjoy about your community?</p>	<ol style="list-style-type: none"> 1. Open spaces. 2. Close to work, schools for children and shopping. Enjoyable neighbourhood with lots to offer – green space as well as entertainment. 3. Rural/urban mix, large agricultural sector, friendly. 4. Clean, quiet, wide open spaces – yet close to Highway 401 and local business. 5. Clarington is privileged to have enormous natural systems/features. Privileged to enjoy lower priced homes of comparable sizes in other GTA municipalities. One of the leading producers of cleaner energy in the GTA. Still maintains a unique heritage as compared to the rest of the GTA. 6. I perceive Clarington as a family oriented community consisting of villages and low density urban areas. Big box development and single detached development poses challenges to Clarington for intensification. Perhaps the residents like this form of growth or they may want to see less big box developments. Clarington's outlaid areas (e.g. Courtice) does not seem walkable and highly dependent on automobile use.
<p>How has Clarington changed in the past 10 years?</p>	<ol style="list-style-type: none"> 1. Masses of new residential areas. 2. Traffic congestion, big box development, health centres. 3. Courtice especially has grown quickly; a lot of subdivisions and not enough new employment opportunities. 4. Local traffic has increased. Housing and subdivisions are closing in on single dwellings. 5. Increased development pressure and population growth. Increasing land values and housing costs. Changing demographics and aging population/workforce base.

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<p>What changes would make Clarington even better?</p>	<ol style="list-style-type: none"> 1. Manufacturing areas within walking distance of residential area. Bicycle paths so people can ride bicycles safely. 2. Improve the Highway 2 area from Townline to Sandringham, remove the clutter. 3. Attract jobs for less commuting, better industrial/commercial/residential tax rates. 4. Not having an incinerator! Keep as much “green areas” as possible for future generations. 5. Dedication to maintaining stable housing stock and housing prices. Develop energy and employment parks to improve local jobs/tax base. Focus on preserving community attributes, heritage and waterfront. 6. I think the residents may enjoy tighter knit communities – perhaps increasing walkability, more community squares, a variety of amenities per each community, and identifiable character – where you are aware of each communities identity (e.g. Courtice, Newcastle, Orono) as you enter.
<p>What sets Clarington apart from other communities?</p>	<ol style="list-style-type: none"> 1. Open spaces. 2. Lower densities than the rest of Durham’s urban areas. Higher densities than Durham’s townships. 3. Lower density neighbourhoods. More affordable homes. Significant and accessible natural features. 4. Difficult to answer as we have been here 25 years. 5. Lakeshore Urban (like Oshawa, Whitby, Ajax, Pickering) but large rural/agricultural sector. 6. Rural atmosphere.

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<p>What issues need to be addressed in this Official Plan Review?</p>	<ol style="list-style-type: none"> 1. Scenarios for the immediate future (2 and 5 years). Relating to the economy and availability of energy (oil, electricity and natural gas). 2. Not against intensification but I am against high density. 3. Employment lands, transportation, public input needs to be encouraged. Open space important. Must protect wetlands; sensitive areas (some areas should not be developed at all). Keep heritage areas intact. 4. How the changing times will be taken into consideration, e.g. gasoline rising costs (why live here if you work in Toronto), General Motors shutdown (people moving from this area). 5. Managing future growth. Directing growth and intensification to appropriate areas. Ensuring culture, heritage and natural features are protected. 6. Urban sprawl. Improving character. Built and cultural heritage – the community's heritage seems silent when you are in it.