



Bowmanville East Urban Centre Secondary Plan Update

Engagement Feedback Report: Public Information Centre #1

December 17, 2018



Acknowledgements

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1. Introduction

Project Purpose

The purpose of the Bowmanville East Urban Centre (BEUC) Secondary Plan Update (the Project) is to establish a planning framework that will guide the redevelopment of the Secondary Plan Area. The existing Secondary Plan will be updated to ensure that it conforms to the recently approved, comprehensive review of the Municipality of Clarington’s Official Plan. The update is also needed to incorporate changes to the Provincial Growth Plan and other Provincial direction on issues like climate change and active transportation. The Project is currently in the Background Analysis Phase (Phase 1), which includes a review of existing conditions and policies and an analysis of public realm and active transportation, infrastructure, parking, and redevelopment opportunities.

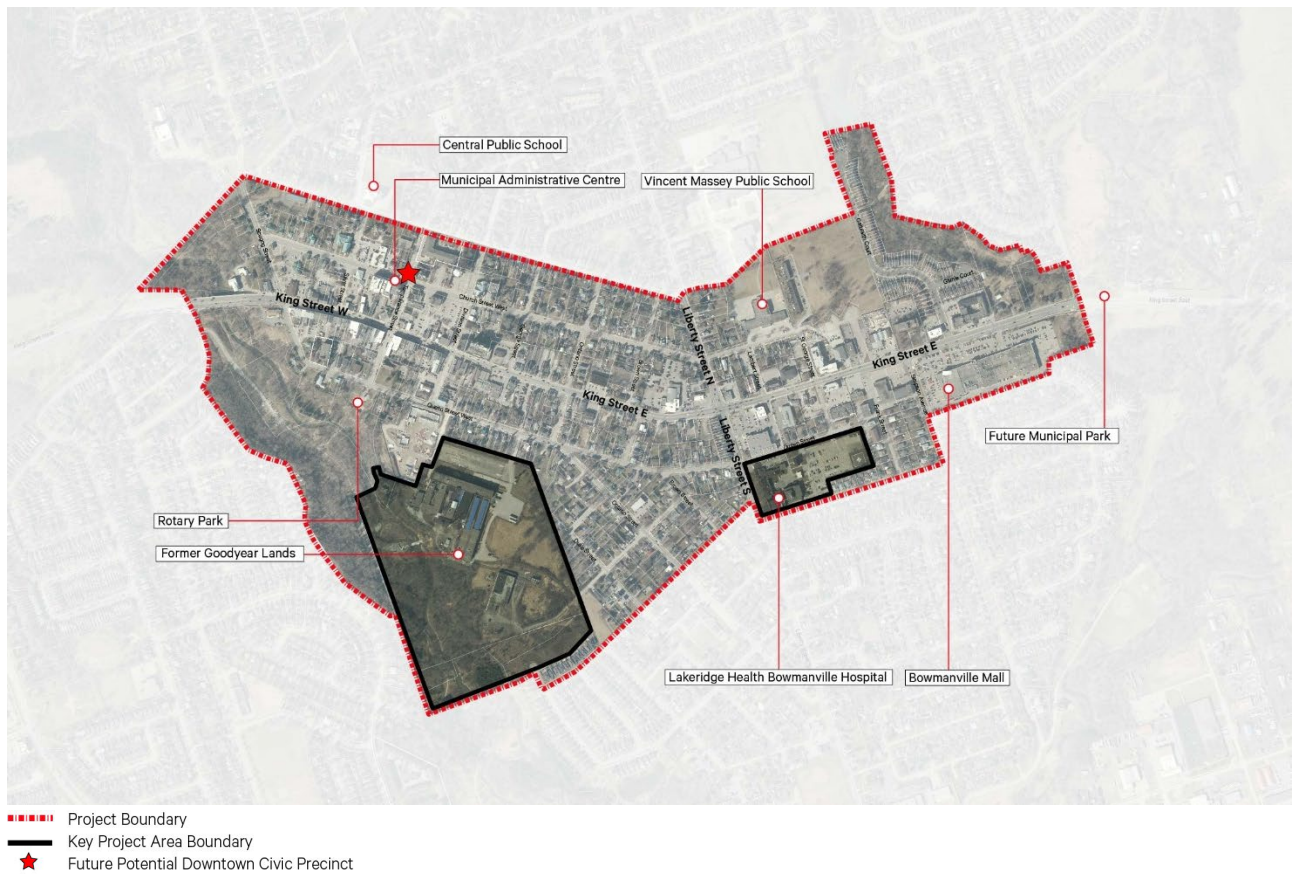


Figure 1. Bowmanville East Urban Centre Secondary Plan Update Project Area



Engagement Process

In order to facilitate change over time, many stakeholders will need to play a role in helping prepare the Secondary Plan. The involvement of these stakeholders will ensure that a multitude of interests are represented and balanced within the planning framework. The engagement process will take place in three phases that align with the Project technical work. Engagement activities include Steering Committee Meetings, stakeholder interviews, three (3) Public Information Centres, one Charrette, online engagement throughout the project, one Public Open House and one Statutory Public Meeting.



Figure 2. Project Timeline

2. Meeting Overview

Public Information Centre 1 was held on November 22, 2018 from 6:00PM-8:00PM. It was held at the Bowmanville Creek Retirement Community at 105 Queen Street in Downtown Bowmanville. The purpose of the meeting was to introduce the project purpose, scope and process to the public. The objective was to engage early with members of the public in a low-effort manner for participants, while producing high quality and place-specific feedback.

The format was a drop-in open house where members of the public had the opportunity to view display panels on the Project Area, Project Purpose, Project Timeline and preliminary existing conditions review, including:

- Parks and Natural Areas;
- Active Transportation Network;
- Existing land uses and parking lots;
- Secondary Plan Land Uses;
- Institutional and Community Uses;
- Heritage Properties;
- Building Heights; and,
- The Municipality of Clarington's Priority Green Framework.



Bowmanville East Urban Centre Secondary Plan Update

Approximately 70 members of the public attended the PIC. Key project members in attendance included:

- Carlos Salazar, Manager of Community Planning and Design, Municipality of Clarington
- Paul Wirch, Senior Planner, Municipality of Clarington
- Karen Richardson, Manager, Development Engineering, Municipality of Clarington
- Shonda Wang, Lead, Urban Design, SvN Architects + Planners
- Alex Heath, Associate, Planner, SvN Architects + Planners



Figure 3. Participants viewing display panels at Public Information Centre #1

Participants were encouraged to provide feedback through facilitated table exercises. Four tables were set up, each focused on a different portion of the Project Area: the Downtown, the Goodyear Lands, and the Bowmanville Hospital, and the Project Area as a whole. Each table was facilitated by a member of the Project Team (Municipal Staff or consultant), who provided guidance to participants to leave post-it notes on the map and recorded participant feedback. Participants were also able to provide feedback on a comment sheet. Both the table exercises and comments sheets included the following focus questions:

- Where would you like to see improved walking and cycling connections?
- Where would you like to see new/improved parks and open spaces?
- Where would you locate taller buildings (e.g. four or more storeys)?
- Where is your favourite place within Bowmanville East?



A summary of responses to these questions are included in the remainder of this report. Key messages are provided in Section 3, and detailed feedback from the table exercises and comments sheets is provided in Sections 4 through 8. If you have any questions about this report, please contact Paul Wirth, Senior Planner, Municipality of Clarington, by email (BowmanvilleEast@clarington.net) or by phone (905-623-3379 ext. 2418).

3. Summary of Key Messages

There is a need for improved active transportation connectivity within the Project Area including: providing wider sidewalks throughout the Project Area and particularly Downtown; providing cycling infrastructure throughout the Project Area (there were a range of views on the most appropriate type of infrastructure, including bike lanes, sharrows, and off-road facilities); and improving access to and the quality of existing trails, and providing new trails parallel to the Creeks.

There is concern about the level of traffic along King Street and Queen Street. Participants suggested adding additional turning lanes on King Street, and adding traffic calming measures on Queen Street.

There is a range of views on parking that varies by Key Project Area. Participants generally thought that there was a need for more parking Downtown. Some participants would like to see reduced parking standards for retail uses to help encourage mixed-use buildings. Participants felt that parking occupied too much land on the Bowmanville Hospital site.

Participants had many suggestions on how to improve existing parks and open spaces, and provided specific locations for new parks and open spaces, including: turning Temperance Street into a “flex-street”; a new park on the south side of Church Street, just east of Scugog Street; a new park within the Goodyear Lands, either close to the creek or close to the existing neighbourhoods; better utilizing the existing open space on the west edge of the Bowmanville Hospital.

There is an interest in a greater mix of uses to ensure that Bowmanville East has activity throughout the day and into the evening. Participants would like to see more restaurants and cafes in the downtown and more residential uses close to downtown to increase the local customer base. They would also like to see a range of housing types and tenures to provide affordable housing for a full range of ages.

Participants were generally supportive of taller buildings in discrete locations as long as development remained human-scaled, shadow impacts were considered and heritage buildings were respected. There was a range of views on what would be an appropriate height for tall buildings (9 storeys, 7 storeys, 6 storeys, 3 storeys). Some participants felt that both King Street and the Goodyear Lands should remain low-rise.

4. Overall Project Area Feedback

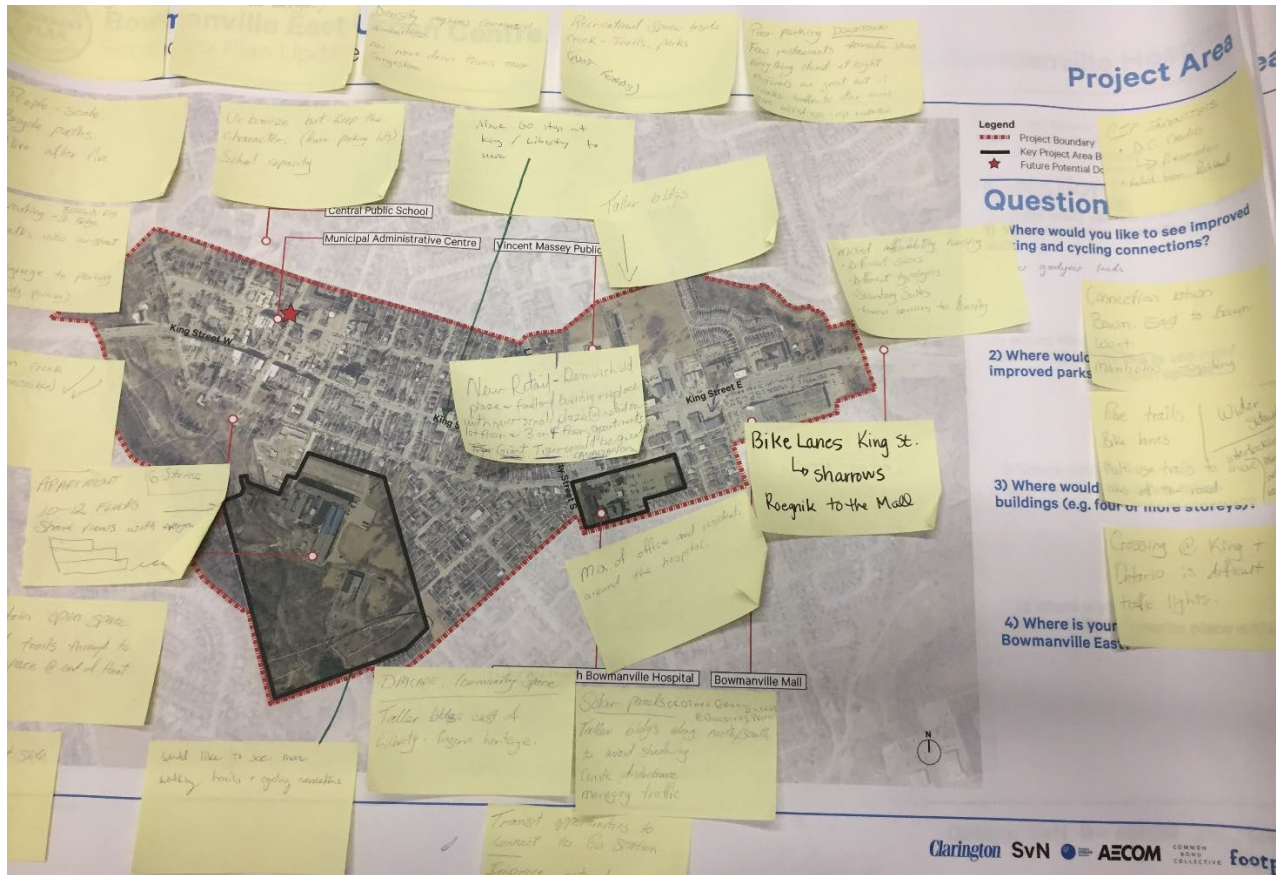


Figure 4. Feedback from Table Exercise: Overall Project Area

Circulation + Connectivity

- Greater connectivity between Bowmanville East and Bowmanville West needs to be established (walking, cycling, traffic control)
- Provide wider sidewalks throughout the Project Area
- Provide more walking trails and cycling connections throughout the Project Area
- Provide bike lanes and sharrows along King Street West and East
- Provide more cycling lanes within the Project Area
- Provide multi-use trails to take bikes off of roads
- Pave the Bowmanville and Soper Creek trails
- Provide access to and from the Goodyear lands and the Bowmanville Creek (e.g. switchbacks, paths)
- Move the westbound GO bus stop at King Street East / Liberty Street North to King Street East between Ontario Street and Brown Street



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- Festivals in the downtown create a lot of traffic
- Crossing at King Street East and Ontario Street is difficult without traffic lights
- There is a lack of accessible parking spaces downtown
- Expand sidewalks on Kings Street into area for on-street parking
- Provide more off-street parking
- Provide wayfinding and signage to off-street parking
- Increase amount of behind-building parking to increase active frontages (see downtown Picton as an example)

Open Space + Public Realm

- Implement recreational space around the creek
- Maintain open space and extend trails
- Provide a walking trail on the east side of Bowmanville Creek

Land Use + Built Form

- Consider a mix of uses to ensure that Bowmanville East is “alive after five” and has activity throughout the day and into the evening
- Too many places are closed at night, making the downtown feel empty
- Remove barriers to achieving density
- Consider school capacity as area intensifies
- Consider a mix of office and residential uses around the hospital
- Mixed-affordability housing with a mix of sizes, typologies, suites
- More restaurants are needed within the Bowmanville East
- Implement new retail – demolish the old plaza and Foodland building and replace it with a new small plaza with ground-floor retail
- A Giant Tiger store would be an asset within Bowmanville East
- New development should help provide a more urban character in Bowmanville East
- Development should be human-scaled
- Permit taller buildings in Bowmanville East
- Consider shadow impacts in the placement of tall buildings
- Goodyear lands should have apartments with 6-12 storeys, designed in such a way that affords everyone views of the creek
- Preserve heritage within the Project Area
- Consider sustainable initiatives including green energy / solar panels



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Open Space + Public Realm

- The sidewalks and patios on King Street and intersecting roads are too small
- Close Temperance Street to create a flex street for markets and events
- Consider a new park on the south side of Church Street, just east of Scugog Street with space for recreational uses (e.g. basketball court)
- Provide more parks, green spaces and recreational spaces (e.g. tennis courts) within or in close proximity to the downtown
- There should be a connection from the Downtown to the future GO Train Station

Land Use + Built Form

- King Street should remain low-rise
- New development within the downtown needs to reflect heritage buildings and the existing built form context
- The retail strip plaza at King Street East and Brown Street would be good for a mixed-use building with appropriate setbacks
- The library needs its own building
- Consider turning the post office into a theatre
- The apartment buildings at Wellington Street and Temperance Street are a good height (3 storeys)
- The Service Ontario location should be moved to the former Target store



Bowmanville East Urban Centre Secondary Plan Update

- Preserve the Bowmanville Creek valley as it is part of the character of the town
- Consider wildlife in the redevelopment of the Goodyear Lands

Land Use + Built Form

- Consider a mix of uses with primarily residential and convenience commercial – see the examples at Green Road and Highway 2
- Residential uses should provide different types and tenures appropriate for seniors, retiring boomers, and young families
- The Goodyear Lands should feature rental apartments of 6-7 storeys with commercial ground floor and recreation uses in parks (e.g. an ice pad)
- The Goodyear Lands should have low-rise development (retirement homes) with park space
- Taller buildings should tier down towards the Creek to maximize views
- Taller buildings should be closest to the Creek to provide views and keep them away from existing low rise buildings
- The maximum height of buildings should be 9 storeys tall
- Ensure that there is good separation from the existing houses adjacent to the Goodyear Lands, particularly for taller buildings

8. Lakeridge Health Bowmanville Hospital Area Feedback

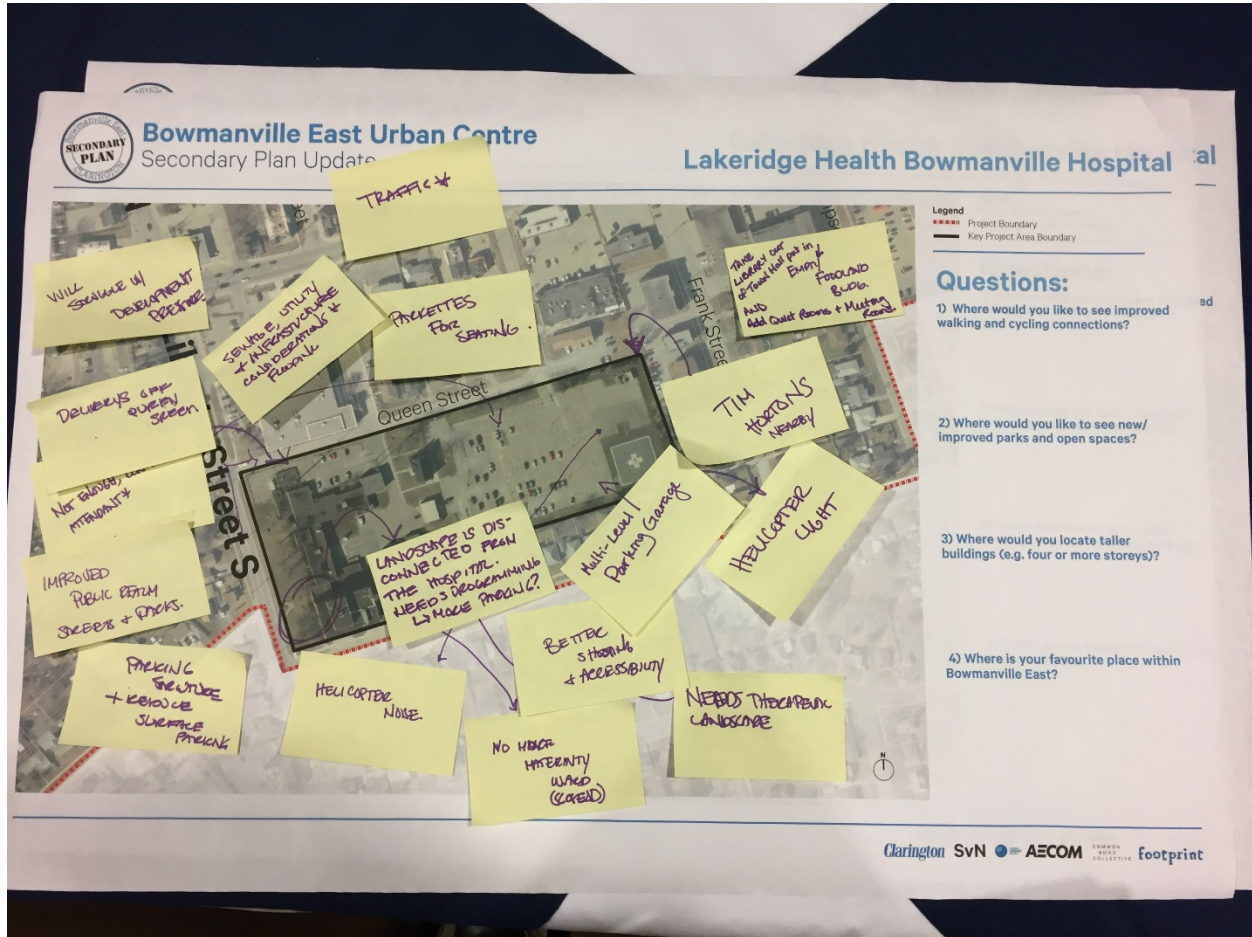


Figure 7. Feedback from Table Exercise: Lakeridge Health Bowmanville Hospital Area.

Circulation + Connectivity

- Accessibility for those with mobility issues is lacking around the hospital site
- Although parking is a necessary component, it takes up too much of the site currently – a multi-storey parking garage or integration into the new hospital ward will make better use of the site and may allow for more parking than exists currently
- Traffic is a concern along Queen Street with the influx of new patients/visitors/staff to the hospital resulting from expansion
- Deliveries, drop-offs etc. should be relocated off of Queen Street with the new expansion so as to not have a negative impact on traffic



Open Space + Public Realm

- There are not enough landscape elements – consider therapeutic gardens for patients or parkettes with seating for visitors and staff.
- Landscaped space on the west edge of the hospital is not being used to its fullest potential.
- Improve public realm and streetscapes around the hospital

Land Use + Built Form

- Better shopping in the surrounding area would be an asset
- A Tim Hortons nearby would be an asset
- The library that exists currently at town hall would be better suited at the former Foodland building adjacent to the hospital
- Although helicopter landings are less frequent in recent times, the sound and light pollution to the adjacent homes was troublesome
- The removal of the maternity ward at the hospital is not viewed positively
- Consider impacts on water, wastewater and stormwater infrastructure from hospital expansion
- The hospital is not the best use of this land with all of the development pressure in the area



9. Comment Sheet Feedback

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We want to hear from you.
Provide your responses to the following questions, and submit to a member of the project team before you leave.

1) Where would you like to see improved walking and cycling connections?

2) Where would you like to see new/improved parks and open spaces?

Clarington SVN AECOM footprint

Figure 8. Sample Comment Sheet

In addition to the table map exercises, participants were provided comment sheets and asked to reflect on the questions provided:

Where would you like to see improved walking and cycling connections?

- Provide more/better walking connections in various places throughout the Project Area, e.g. to the Goodyear Lands, between King Street and Queen Street, between major hubs (e.g the hospital and Goodyear Lands)
- Provide more lighting and safety measures on existing and new walking connections
- Bowmanville main street to Bowmanville West Town Centre needs to be more bike-friendly: specifically a multi-use pathway from Scugog Street / King Street West to the Garnett Rickard Complex.
- Bike sharrows should be consistent through the entire Project Area



Bowmanville East Urban Centre Secondary Plan Update

- Provide bike lanes on Queen Street
- Provide better walking connections to municipal and private parking lots (e.g. north west corner of Division Street and Church Street to lot east of the Olympia restaurant)

Where would you like to see new/improved parks and open spaces?

- Provide new parks within the Goodyear Lands
- Provide new/improved parks adjacent to the existing trails
- Provide new parks close to the former Bowmanville Zoo

Where would you locate taller buildings (e.g. four or more storeys)?

- Consider taller buildings in the plaza where the Foodland store was, with ground-floor retail and a new plaza
- There is a need for rental units for young people and families
- Some felt that tall buildings would be appropriate for the Goodyear Lands while others felt that tall buildings should not be located on the Goodyear Lands
- Consider taller commercial buildings at Temperance Street and King Street
- Several of the strip plazas on King Street East should be redeveloped – ensure that redevelopment has adequate set-backs, has parking behind the building, and provides a mix of uses with ground floor retail.

Where is your favourite place within Bowmanville East?

- Bowmanville Creek and its trail connections to the downtown
- Soper Creek Park from King Street East to the Arts Centre.
- The Soper Creek trail
- The area around the Goodyear Lands
- The Village Inn pub/restaurant
- Rotary Park

General Comments

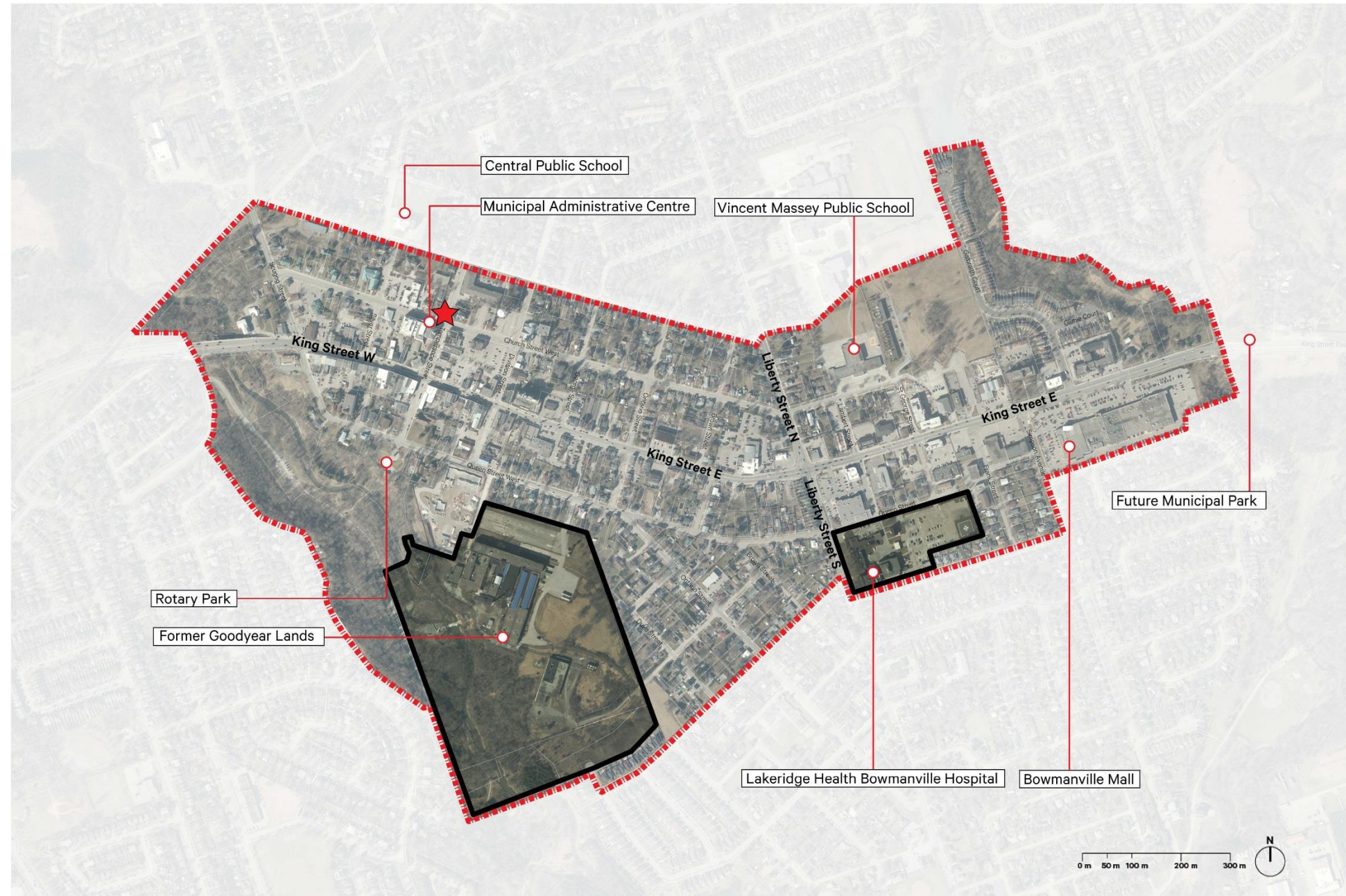
- The post office building should be converted into a local theatre and arts centre



Bowmanville East Urban Centre

Secondary Plan Update

Project Area



Legend

- Project Boundary
- Key Project Area Boundary
- Future Potential Downtown Civic Precinct

Bowmanville East Urban Centre

The 160 hectare Bowmanville East is comprised of the traditional downtown and East Business District, containing the hospital as well as numerous businesses, services and government offices.

Civic Precinct: The Municipal Administration Centre and Bowmanville branch of the Clarington Library generate considerable activity in the downtown. As the community continues to grow and demand for municipal services increase, there is the potential to expand municipal facilities and make improvements to the public realm to create a civic precinct within the downtown.

Lakeridge Health Bowmanville Hospital: For over 100 years, the Bowmanville Hospital (Lakeridge Health Bowmanville) has provided medical services to the community. With the January 2018 announcement of funding for hospital expansion, there is an opportunity to consider land uses around the hospital to better support and integrate the hospital lands within Bowmanville East.

Former Goodyear Lands: Bowmanville East also contains the lands of the former Goodyear plant. This brownfield site is the largest redevelopment site in downtown Bowmanville. Effectively planning the redevelopment of the former Goodyear lands will serve as a major catalyst to revitalization of Bowmanville East.



Bowmanville East Urban Centre Secondary Plan Update

Project Purpose and Priorities

Project Purpose

The Bowmanville East Urban Centre Secondary Plan was approved as part of the Official Plan in 1996, and updated in 2003. Since the last update, there have been changes made to the Official Plan and Provincial policies.

The purpose of this project is to update the 2003 Bowmanville East Urban Centre Secondary Plan so it conforms to these changes, and provides direction on issues including climate change and active transportation.

The resulting secondary plan and zoning by-law documents will provide the blueprint for a re-imagining of Bowmanville East as an integral part of Bowmanville and Clarington as a whole.

Guiding Priorities for the Secondary Plan Update





Project Timeline



Background Review: Existing Conditions and Policies
Analysis: Public Realm and Active Transportation, Infrastructure, Parking, Redevelopment Opportunities
Consultation: Stakeholder Interviews, Public Information Centres, Online Engagement

Best Practices Review: Downtown Revitalization
Redevelopment Concept: Vision and Goals, Conceptual Streets, Blocks, Public Realm, Active Transportation Network, Land Use, Built Form, Density
Consultation: Charrette, Public Information Centres, Online Engagement

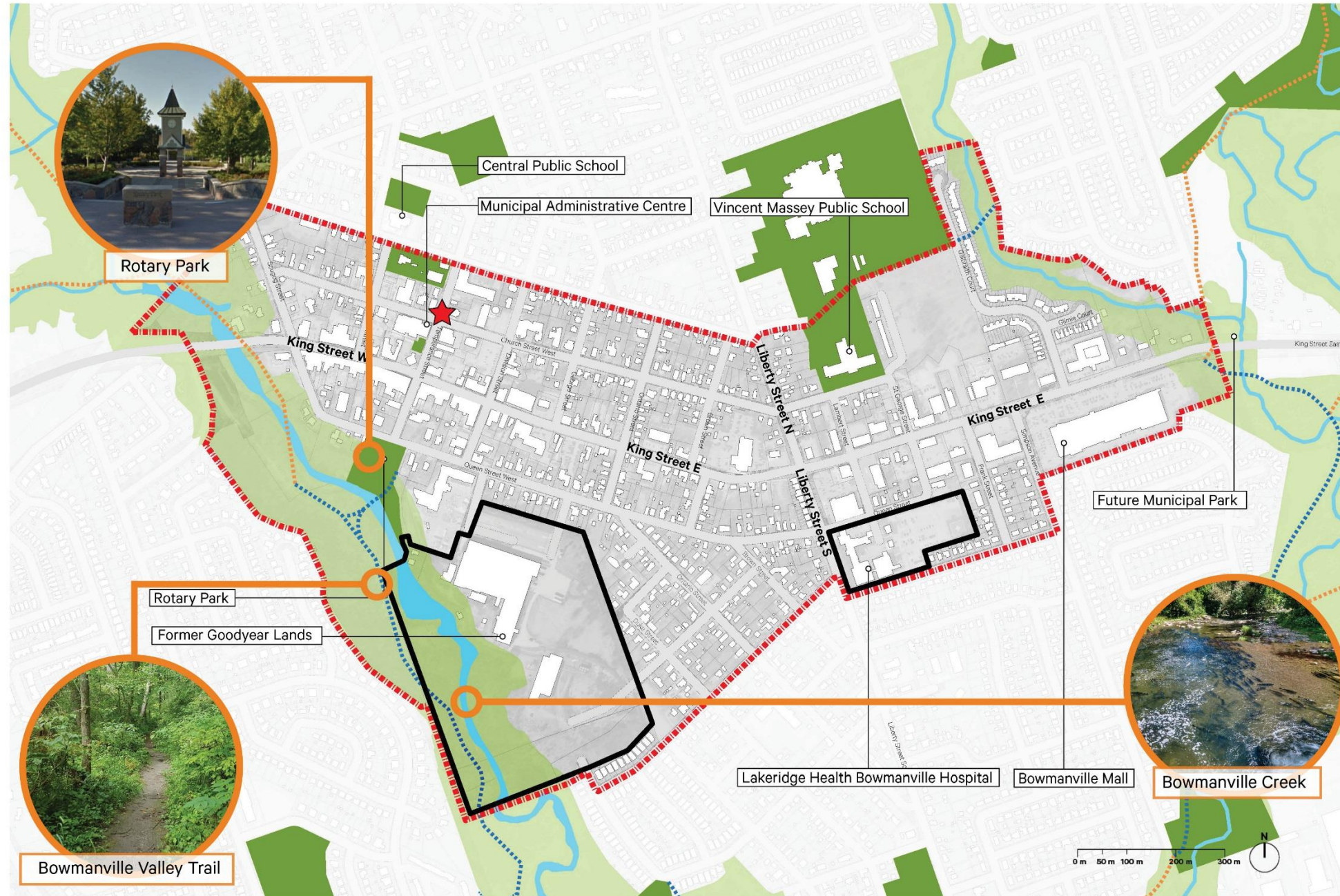
Secondary Plan: Policies and mapping to implement redevelopment concept
Supporting Documents: Zoning By-Law Amendment and Urban Design Guidelines to implement redevelopment concept
Consultation: Open House, Public Meeting



Bowmanville East Urban Centre

Secondary Plan Update

Parks and Natural Features



Legend

- Environmental Protection Area
- Public Park
- Water Feature
- Existing Trail
- Planned Trail
- Project Boundary
- Key Project Area Boundary
- Future Potential Downtown Civic Precinct

The Creeks

The project area is bound by two prominent creeks: Bowmanville Creek to the west, and Soper Creek to the east.

The creeks contain natural features including wetlands, fisheries and aquatic habitats.

Environmental Protection Areas

In the project area, the Environmental Protection Areas (EPA) generally include the Bowmanville Creek and Soper Creek watercourses, their valleylands and floodplains.

Public Parks

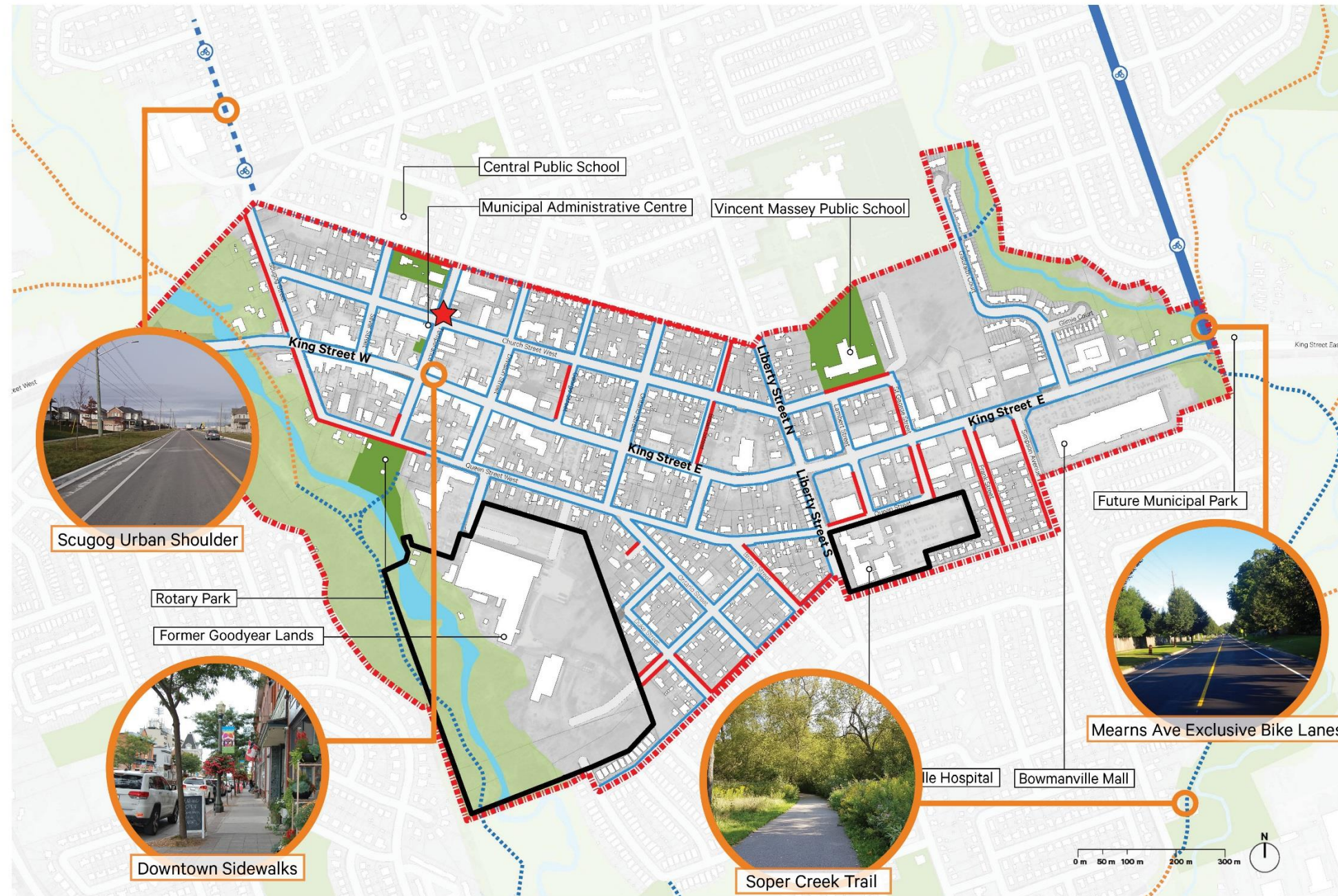
The Municipality of Clarington has a strong parks system which is intended to link together an interconnected system of community amenities. The parks serve as low intensity recreational spaces, as well as neighbourhood parks with facilities that serve the local community.



Bowmanville East Urban Centre

Secondary Plan Update

Active Transportation Network



Legend

- Environmental Protection Area
- Public Park
- Water Feature
- ⋯ Existing Trail
- ⋯ Planned Trail
- ▬ Exclusive Bike Lanes (Signed)
- ▬ Urban Shoulder (Signed Bike Lanes)
- ▬ Sidewalk
- ▬ No Sidewalk
- ⋯ Project Boundary
- ▬ Key Project Area Boundary
- ★ Future Potential Downtown Civic Precinct

Sidewalks

Bowmanville East is comprised of blocks that have ample sidewalk coverage, enabling pedestrians to traverse through downtown separated from vehicular traffic. The municipality strives to maintain and improve the connections of sidewalks to major destinations, neighbourhood facilities and transit stops, where feasible, especially during the winter in order to encourage year-round usage.

Cycling Lanes

Cycling lanes within the municipality include exclusive signed bike lanes and signed urban shoulders.

Trails

The trails within the municipality serve as the connective tissue of the parks system, designed to be integrated, accessible and contribute to an age and child friendly community.



Scugog Urban Shoulder



Downtown Sidewalks



Soper Creek Trail



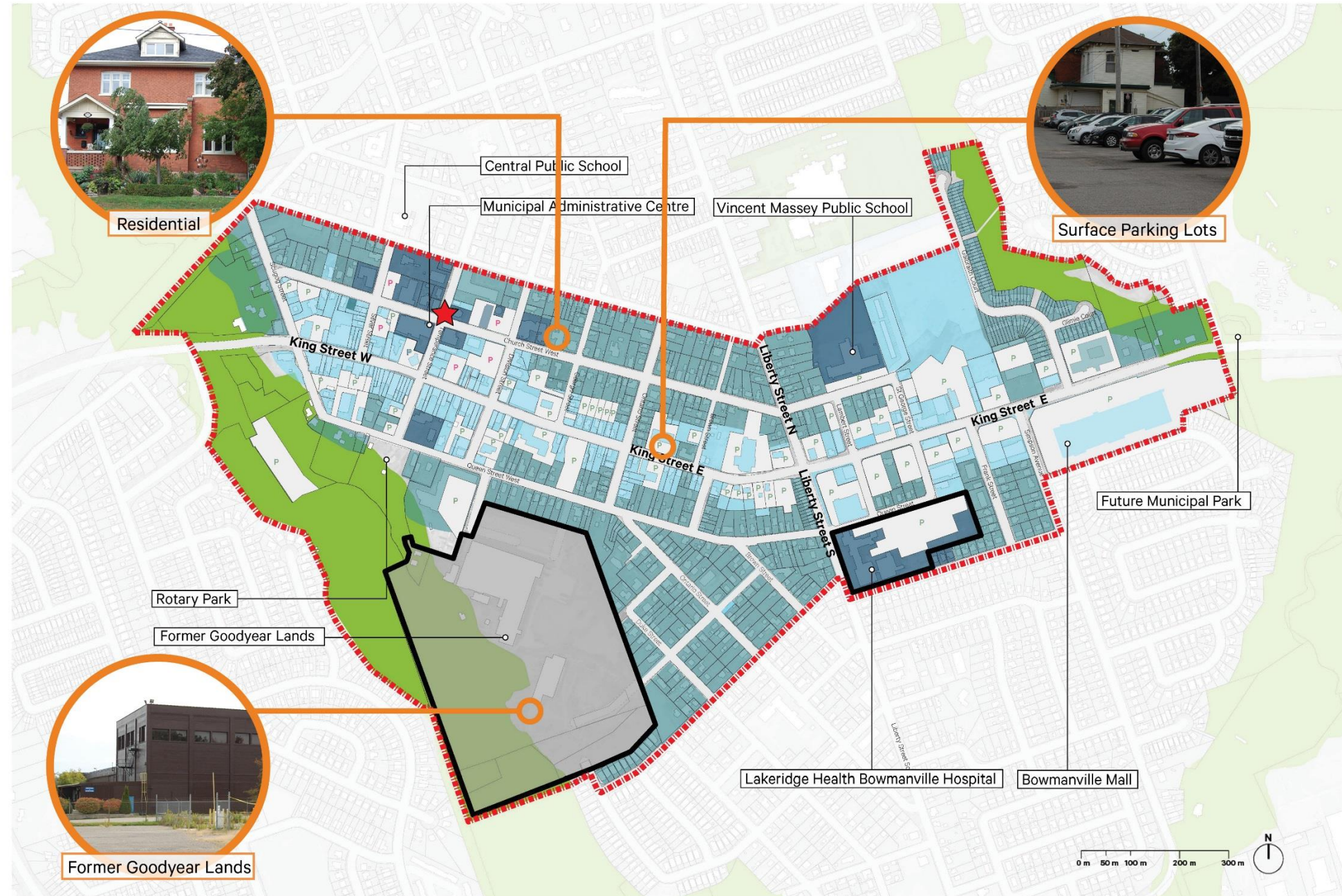
Mearns Ave Exclusive Bike Lanes



Bowmanville East Urban Centre

Secondary Plan Update

Existing Land Uses and Parking Lots



Legend

- Mixed Use and Commercial
- Residential
- Community Facility
- Open Space
- Vacant Land
- Privately Owned Parking Lot
- Municipally Owned Parking Lot
- Project Boundary
- Key Project Area Boundary
- ★ Future Potential Downtown Civic Precinct

Urban Neighbourhoods

Residential areas of varying densities exist within the Project Boundary- low, medium and high density neighbourhoods ranging from single detached homes to apartment buildings.

Downtown

The Downtown contains a wide variety of land uses ranging from retail and restaurants, government and professional services to churches, museum and library.

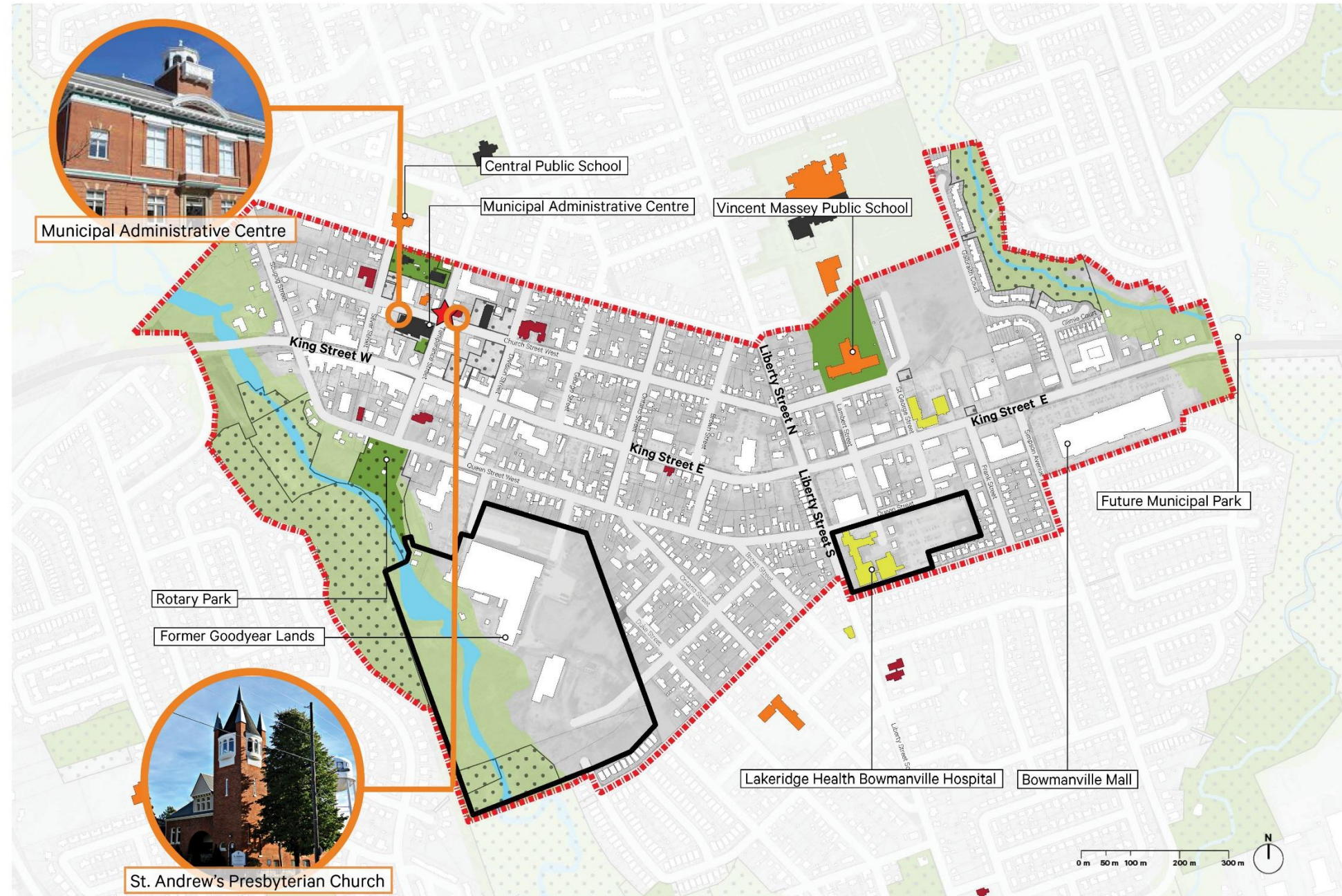
Throughout the Project Area is a significant amount of surface parking, both privately and municipally owned, in order to service the vehicular traffic within Bowmanville East.



Bowmanville East Urban Centre

Secondary Plan Update

Institutional and Community Uses



Legend

- Environmental Protection Area
- Public Park
- Water Feature
- Places of Worship
- Schools and Childcare Facilities
- Community/Government Services
- Healthcare
- Municipally-Owned Land
- Project Boundary
- Key Project Area Boundary
- Future Potential Downtown Civic Precinct

The Downtown Civic Precinct

Today, the Municipal Administration Centre and the Bowmanville branch of the Clarington Library generate a lot of activity into the downtown. As the community continues to grow the need for increased and expanded Municipal administration and other services will become more critical. The existing municipal buildings will potentially act as the foundation for the creation of a new civic precinct in the downtown.

Healthcare

Bowmanville East is equipped with large scale (Lakeridge Health Bowmanville Hospital) and small-scale medical facilities to serve the health needs of the local community.

Places of Worship

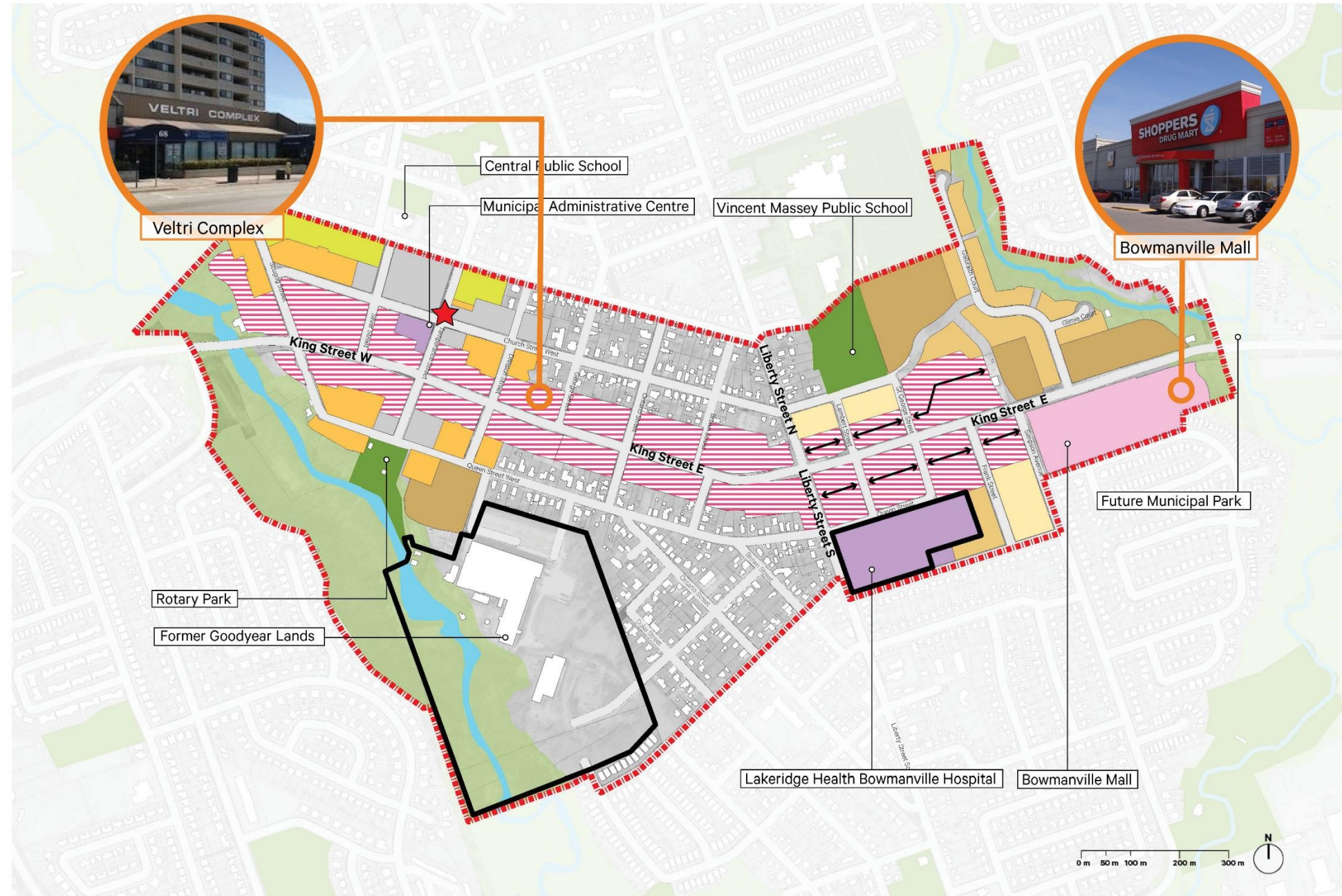
Within the Project Boundary there are five places of worship serving communities of varying denominations, including St. Andrew's Presbyterian, Trinity United, and St. John's Anglican Church.



Bowmanville East Urban Centre

Secondary Plan Update

Secondary Plan Land Uses



Legend

- Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Street-Related Commercial Area
- General Commercial Area
- Mixed Use Area
- Institution
- Community Facility
- Environmental Protection Area
- District Park
- Internal Laneway
- Water Feature
- Project Boundary
- Key Project Area Boundary
- Future Potential Downtown Civic Precinct

Bowmanville East Urban Centre Secondary Plan (2003)

The first Bowmanville East Secondary Plan was created in 2003, as a complement to the Municipality of Clarington's Official Plan. The intent of the Secondary Plan is to maintain Bowmanville East's function as a focal point of economic, social and cultural activity through the provision of vibrant shopping areas, housing, symbolic points of interest, and key institutional and cultural facilities.

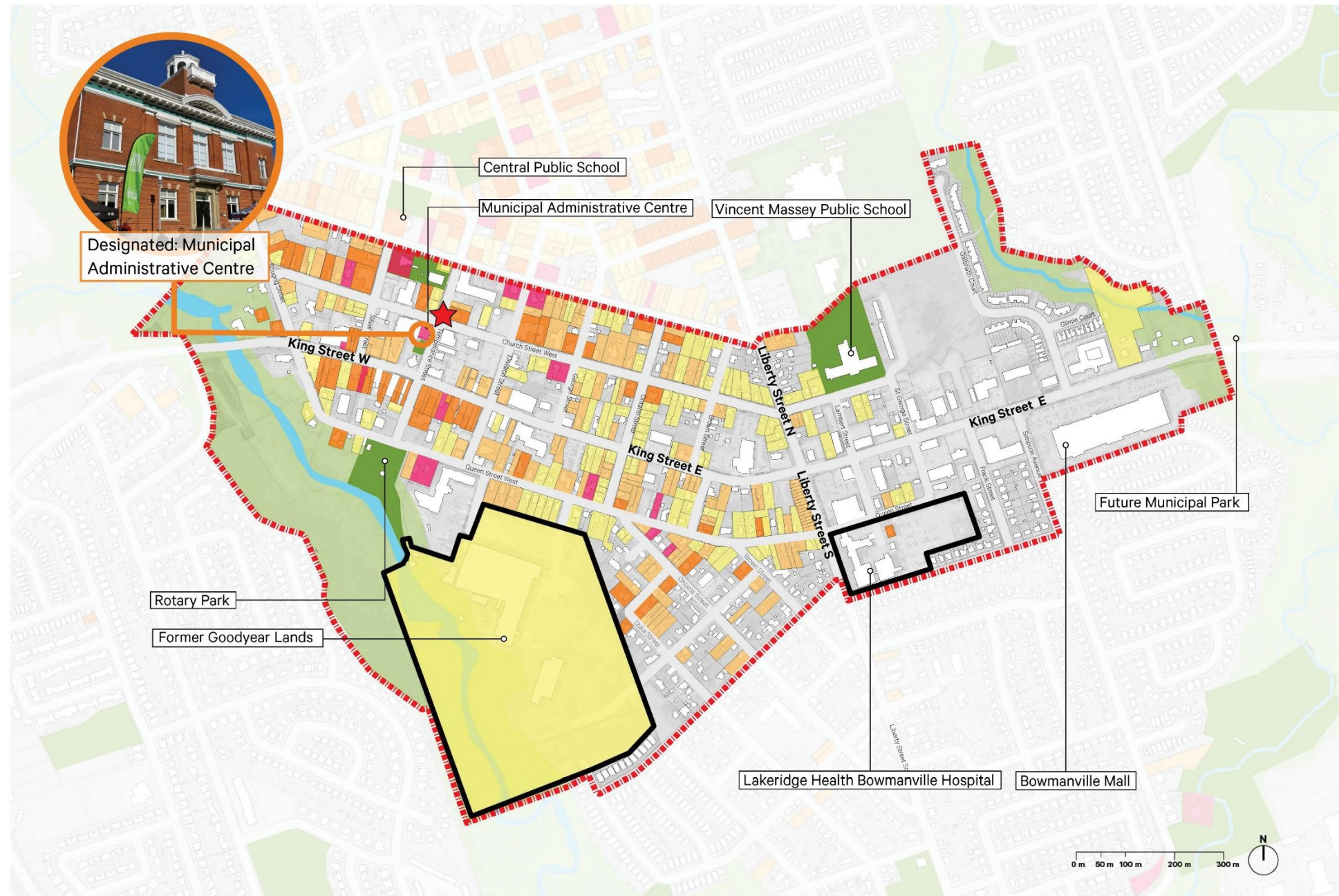
It sets forth general policies and urban design guidelines for land uses including residential (low, medium, and high-density), commercial (street-related and general), community facilities, environmental protection areas and district parks.



Bowmanville East Urban Centre

Secondary Plan Update

Heritage Properties



- Legend**
- Environmental Protection Area
 - Public Park
 - Water Feature
 - Designated Property
 - Primary Property
 - Secondary Property
 - Merit Property
 - Project Boundary
 - Key Project Area Boundary
 - ★ Future Potential Downtown Civic Precinct

Designated
Heritage designation is Municipality of Clarington Council's formal recognition of the heritage value of a property and its significance to the community. Designation helps to ensure the conservation of these important places for the enjoyment of present and future generations.

Primary
Primary Heritage properties are those that were the best examples of a particular style of architecture.

Secondary
Secondary Heritage Properties are those that were constructed with a vernacular interpretation of a particular style of architecture.

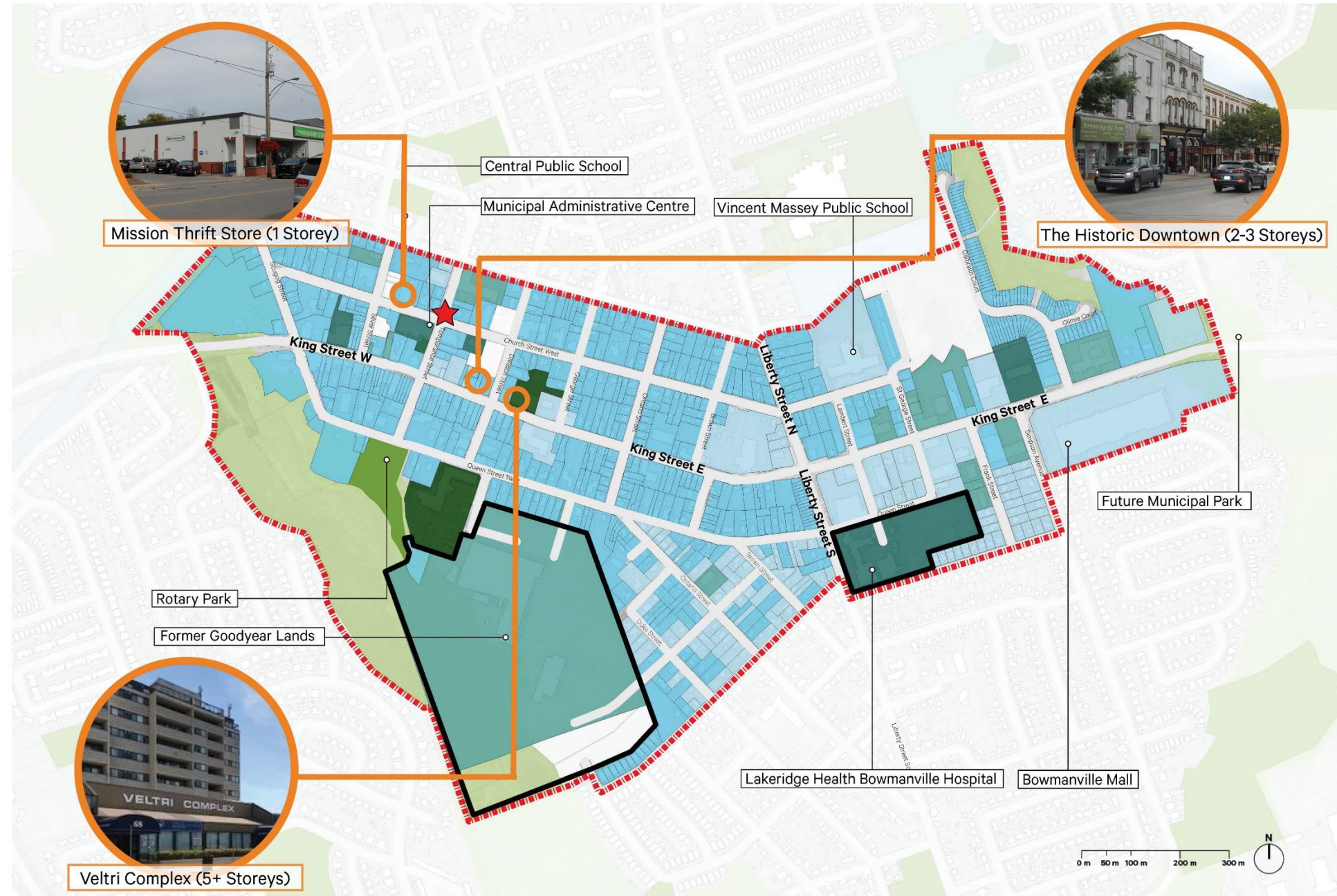
Merit
Heritage Merit Buildings buildings are those that retain the majority of their original architectural features but are not the best or second best example of that architectural style in Clarington.



Bowmanville East Urban Centre

Secondary Plan Update

Building Heights



Legend

	Vacant
	1 Storey
	2 Storeys
	3 Storeys
	4 Storeys
	5 Storeys +
	Project Boundary
	Key Project Area Boundary
	Future Potential Downtown Civic Precinct

A Low-Rise Urban Centre

The current built form within Bowmanville East is predominantly low-rise. A significant portion of the existing buildings within the Project Boundary are two (2) storeys in height.

Some exceptions within the Project Boundary include:

- The Veltri Complex;
- A mixed-use apartment complex on King Street West;
- Lakeridge Health Bowmanville Hospital; and,
- Several mid-rise apartment complexes.



Bowmanville East Urban Centre Secondary Plan Update

Priority Green



The Clarington Official Plan directs the Municipality to address climate change and become a more sustainable community. The Priority Green initiative provides a framework to guide development in minimizing the consumption of energy, water, and other resources and reducing impacts on the natural environment.

- Promote renewable energy
- Reduce the heat island effect
- Increase building efficiency
- Divert construction waste
- Recover rainwater and greywater
- Provide bicycle parking
- Create electric vehicle parking
- Design mixed-use, walkable communities



Healthy urban forest canopy which reduces the urban heat island effect.



Energy efficient building design which reduces heating, cooling and light loads.



Green infrastructure which minimizes stormwater runoff and improves water quality - including bioswales, rain gardens, green roofs and permeable pavers.



Energy innovation such as renewable energy and storage and electric vehicle charging.



Bowmanville East Urban Centre

Secondary Plan Update

Project Team Members



Questions? Comments? Concerns?

Our project team would be glad to help.

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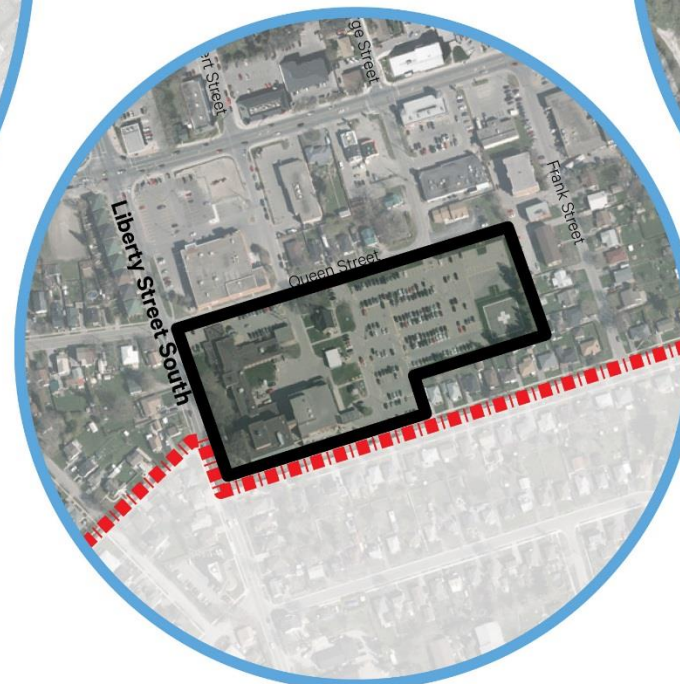
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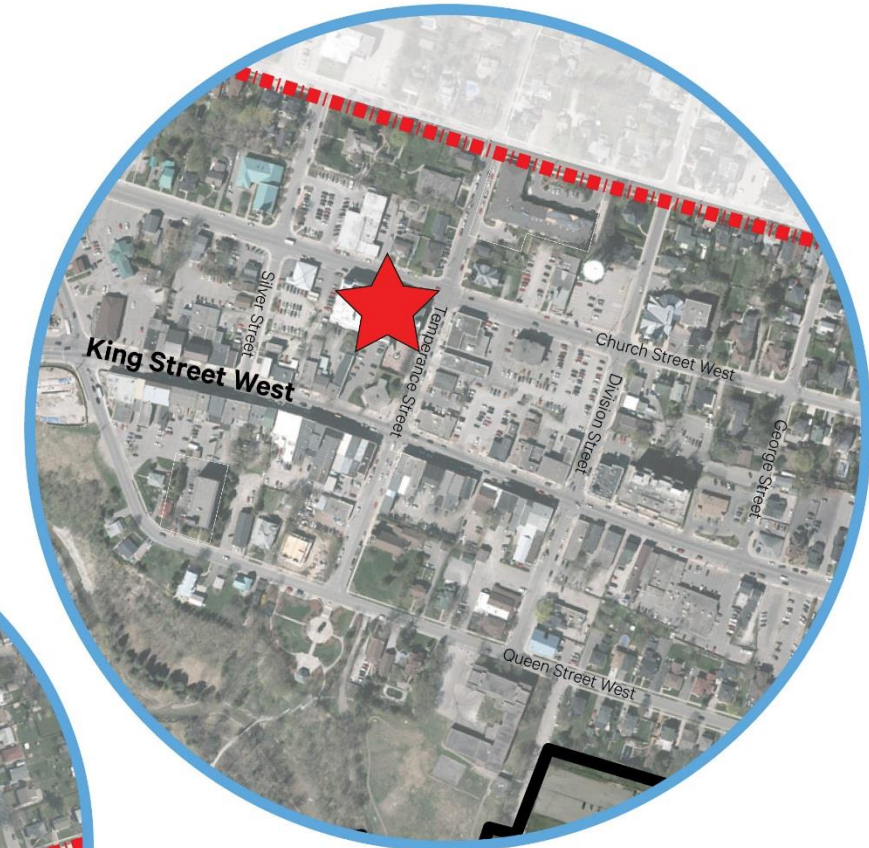
The Three Key Project Areas



The Former Goodyear Lands



Lakeridge Health Bowmanville Hospital



Future Potential Downtown Civic Precinct



Bowmanville East Urban Centre

Secondary Plan Update

Official Plan Context

