



# Bowmanville East Urban Centre Secondary Plan Update

Public Information Center #3 - June 1, 2022

# Land Acknowledgement

The Municipality of Clarington is situated within the traditional and treaty territory of the Mississaugas and Chippewas of the Anishinabeg known today as the Williams Treaties First Nations.

Our work on these lands acknowledges their resilience and their longstanding contributions to the area now known as the Municipality of Clarington.

# Our Team

Municipal Staff



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Senior Associate



**Blair Scorgie**  
Associate



**Mike Hudson**  
Senior Designer



**Lucy Cui**  
Planner

Sub-Consultant Team



# Purpose of Today's Meeting

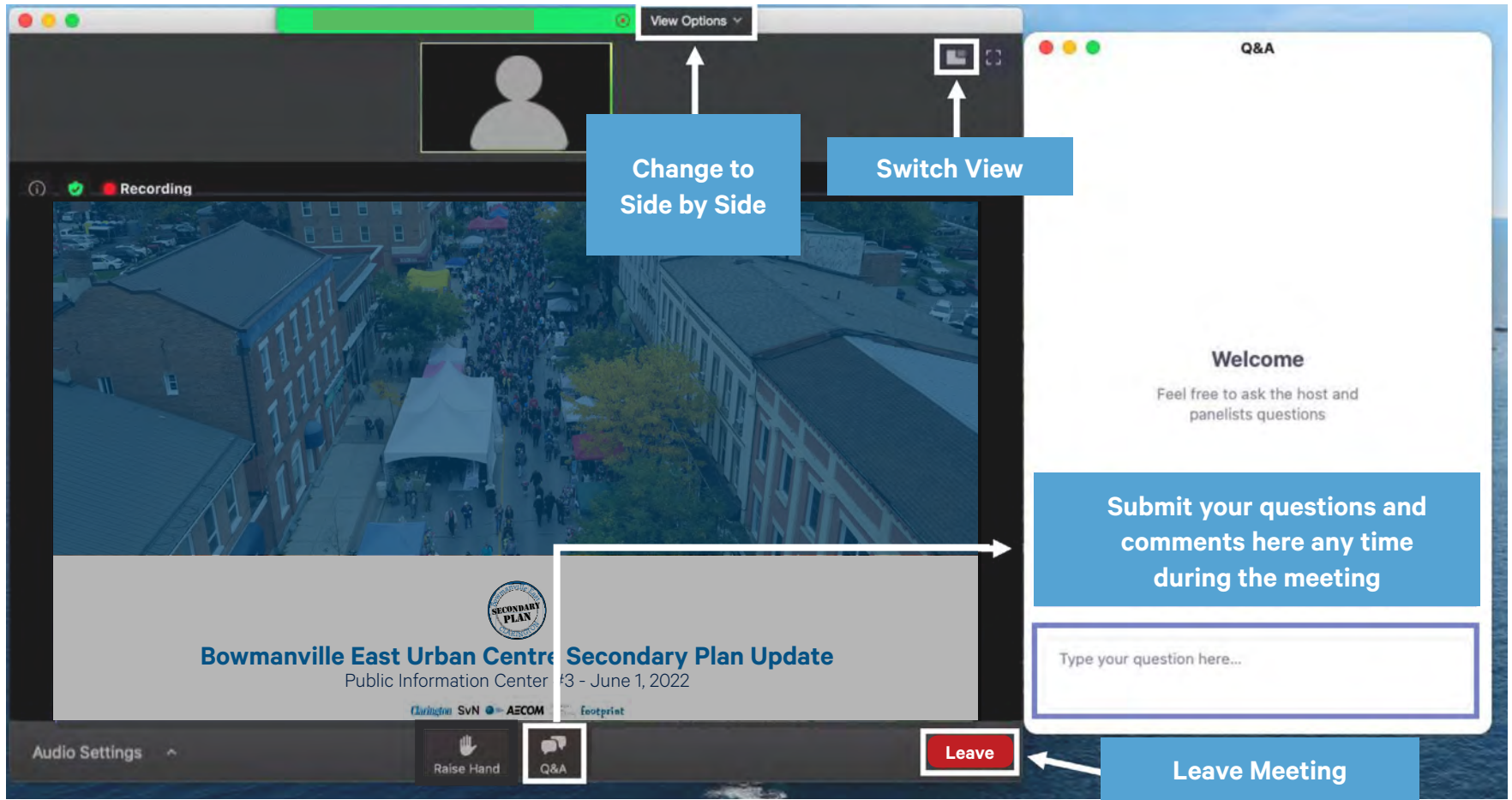
- Re-introduce the Bowmanville East Secondary Plan Study
- Present work undertaken to date
- Seek feedback from members of the public as the project moves forward

# Presentation Outline

1. Introduction
2. Vision for the Bowmanville East Urban Centre
3. Emerging Character Areas
4. Draft Demonstration Plan
5. Vision for the Precincts
6. Public Realm, Open Space and Active Transportation Network
7. Next Steps

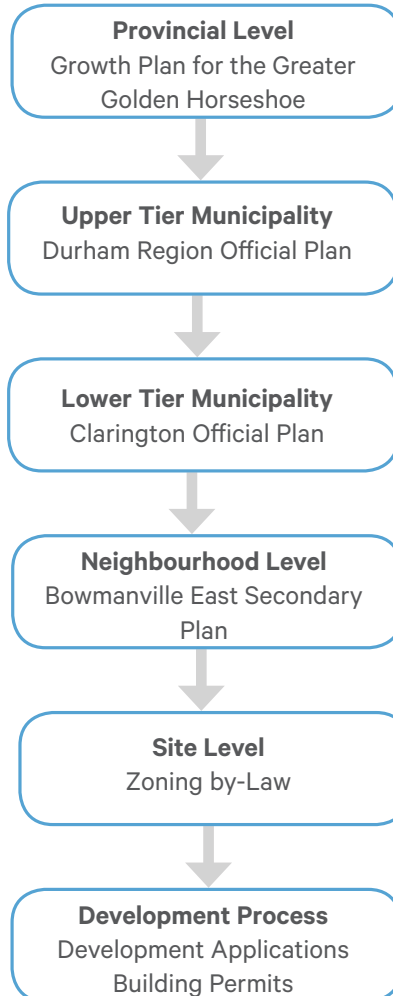
# Welcome to Zoom!

## How-to-use the interface



# What Is a Secondary Plan?

## Planning Hierarchy



## What is a Secondary Plan?

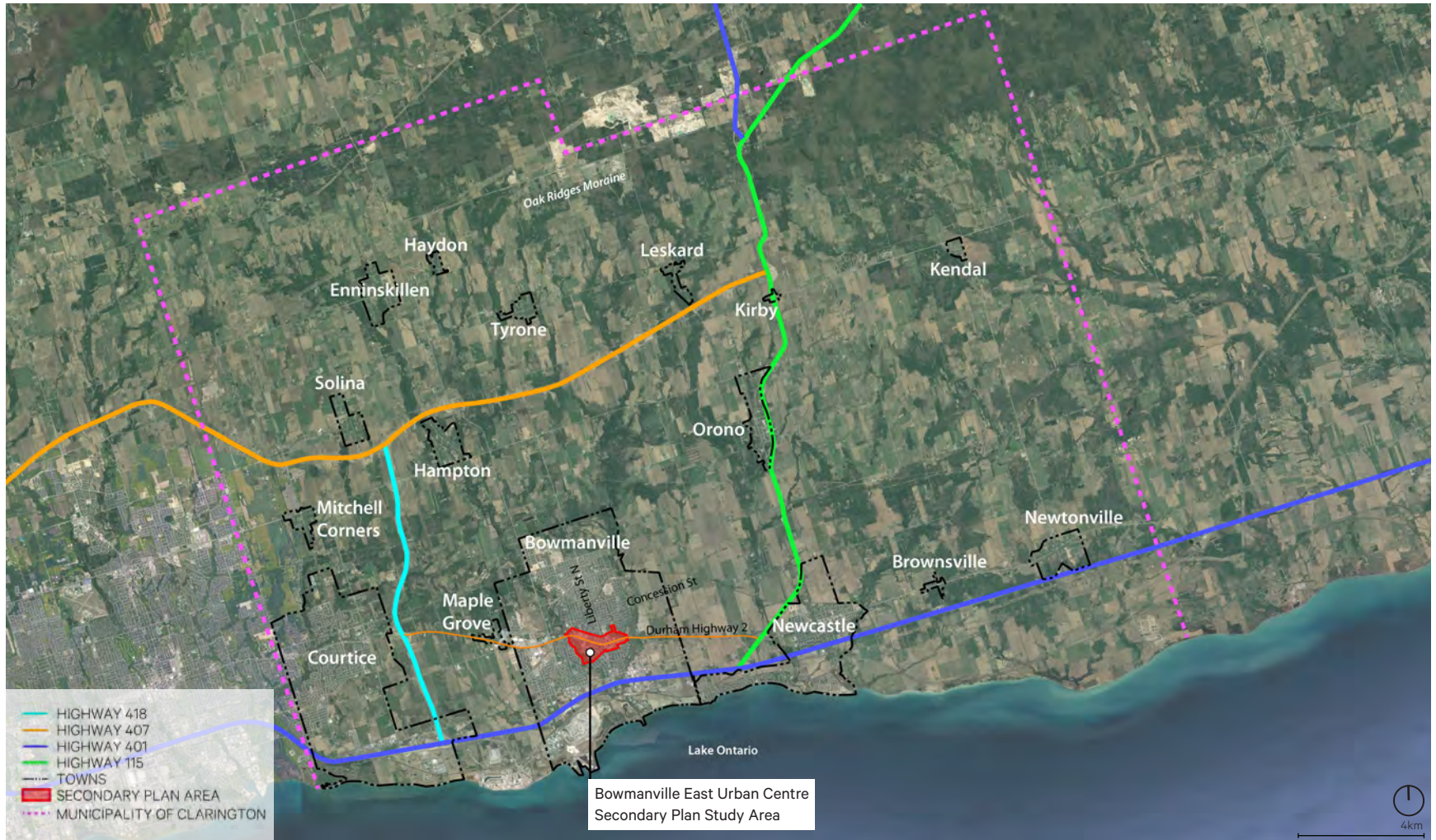
A **Secondary Plan** is an in-depth policy document for managing new growth within a defined area. It implements the broader goals and objectives of the Municipality's **Official Plan** to fit with local contexts and is regulated through the provincial *Planning Act*. Any new development must conform to the applicable policies and guidelines within this Secondary Plan, as well as any applicable planning documents higher-up in the planning hierarchy.

## This Project

The framework for a Secondary Plan may consist of the following elements:

- Permitted land use
- Road infrastructure
- Development density
- Parks & open space
- Community facilities
- Transportation networks
- Servicing

# Secondary Plan Context in Clarington





# Project Area



# Poll Questions

# Project Process and Timeline

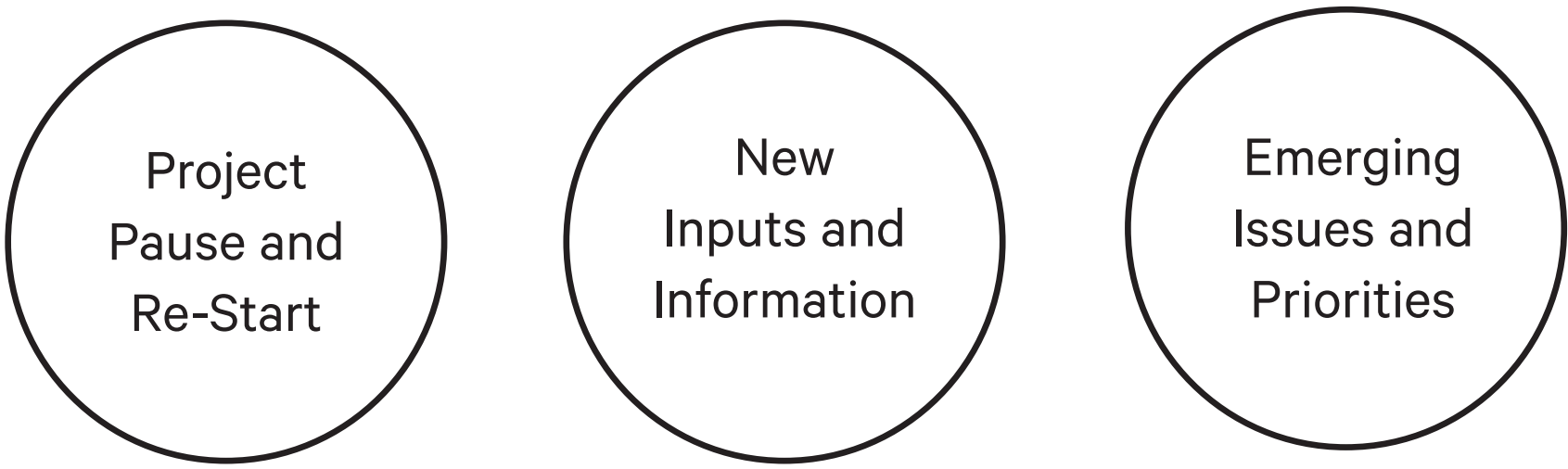


**Background Review:** Existing Conditions and Policies  
**Analysis:** Public Realm and Active Transportation, Infrastructure, Parking, Redevelopment Opportunities  
**Consultation:** Stakeholder Interviews, Public Information Centres, Online Engagement

**Best Practices Review:** Downtown Revitalization  
**Redevelopment Concept:** Vision and Goals, Conceptual Streets, Blocks, Public Realm, Active Transportation Network, Land Use, Built Form, Density  
**Consultation:** 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:** Public Meeting

# Picking Up Where We Left Off



Project  
Pause and  
Re-Start

New  
Inputs and  
Information

Emerging  
Issues and  
Priorities

# What We Heard & Emerging Directions

1. Design a network of mixed-use, walkable nodes accessible by bike and foot
2. Consider and identify existing and future transit connections
3. Protect, enhance, and connect to the natural heritage system
4. Consider access to parks and open spaces, including opportunities to create new green space
5. Consider heritage properties and adjacencies to designated properties
6. Create policies relating to phasing and the interim use of lands
7. Consider sustainability policies to promote environmental and climate resiliency

# Vision for the Bowmanville East Urban Centre



Bowmanville East will treasure the old and reshape it in ways for new generations to enjoy. It will:

- Revive new **civic, medical and mixed-use precincts**;
- Facilitate new built form and densities to provide a **variety of housing, businesses, and essential services**;
- provide a **vibrant, cohesively walkable public realm**; and
- be an entertainment, institutional, service, tourism and family **destination** – **welcoming people** of all generations, incomes and abilities to live, work and play.

# Vision for the Bowmanville East Urban Centre

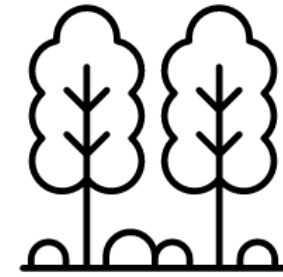
## Guiding Principles



1. Provide Housing Choice and Affordability



2. Improve Connections



3. Diversify Open Spaces



4. Maintain the Historical Character

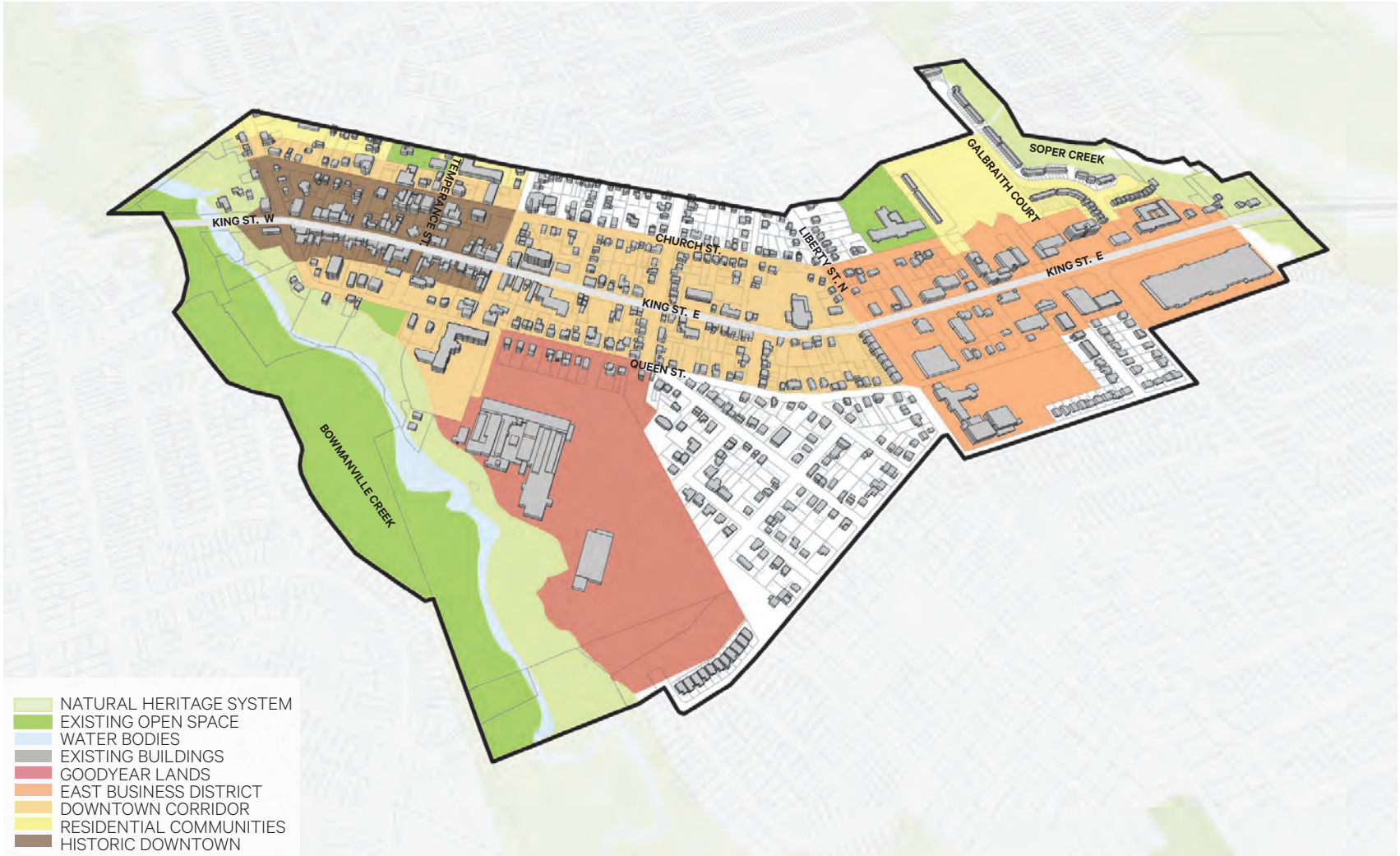


5. Establish an Active Street Wall



6. Promote a Sense of Place

# Emerging Character Areas





# Emerging Character Areas

## Historic Downtown



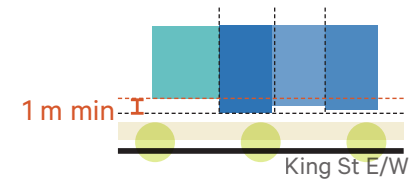
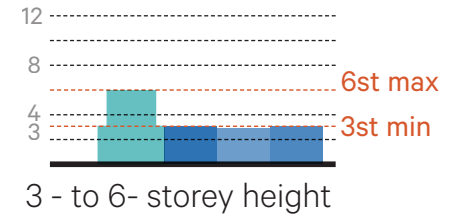
**Approach:** Strategic redevelopment along King Street while maintaining main street character

### Objectives:

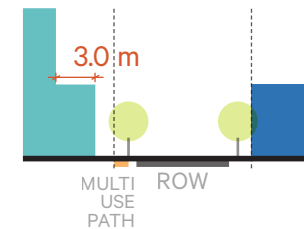
- Preserve heritage character
- Maintain and/or replace affordable residential units
- Maintain small-scale, local businesses
- Public realm improvements, and connections to Goodyear and Bowmanville Creek and Soper Creeks



### Design Parameters



1 m minimum front yard set back



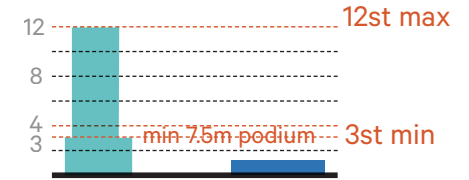
Stepback above Established Streetwall

# Emerging Character Areas

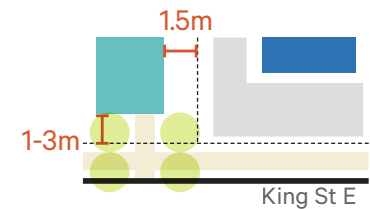
## East Business District



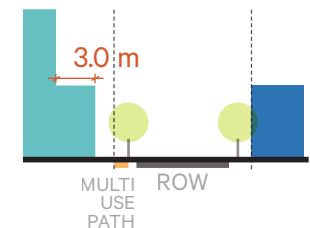
### Design Parameters



3- to 12- storey height for King St. E



1-3m front yard set back



Stepback above Established Streetwall



**Approach:** Redevelopment potential with medium- to high-density mixed-use buildings and public realm improvements

### Objectives:

- Opportunity to meet density targets
- Introduce pocket parks to balance development
- Public realm improvements on King Street East and connection to Soper Creek and Hospital

# Emerging Character Areas

## Downtown Corridor



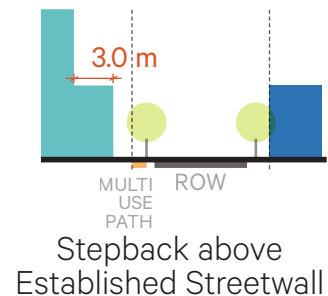
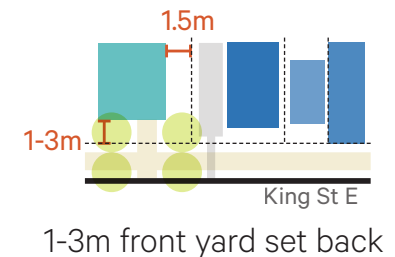
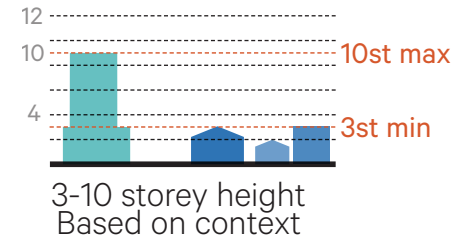
**Approach:** Maintain key buildings and provide a transition between East Business District and Historic Downtown

### Objectives:

- Mid-rise built form as transition
- Public realm improvements on King Street East, and connections to Bowmanville and Soper Creeks
- Strengthen street wall



### Design Parameters



# Emerging Character Areas

## Residential Communities



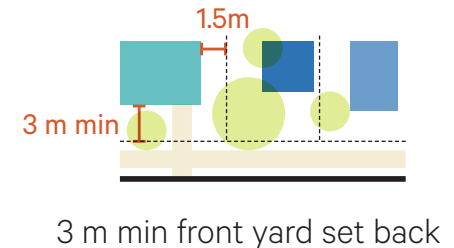
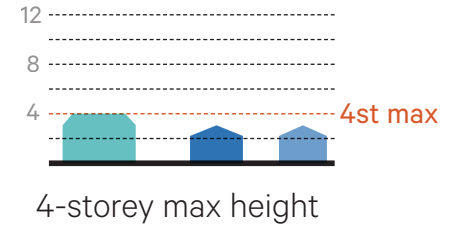
**Approach:** Sensitive infill development, plus additions and renovations, to accommodate greater density while maintaining residential character

### Objectives:

- Preserve residential character
- Protect mature trees, where possible
- Improve housing choice and supply



### Design Parameters



# Emerging Character Areas

## Goodyear Lands



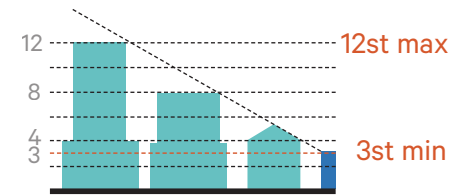
**Approach:** Complete community with low- to high- density mixed-use/residential developments, and public realm benefits

### Objectives:

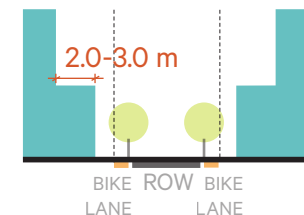
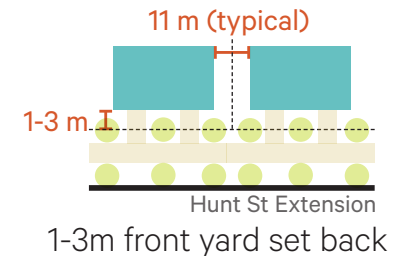
- Repurpose former industrial land
- Complementary new neighborhood at higher density
- Open space spine connects to Bowmanville Creek



### Design Parameters



3-12 storey height  
 Transition to existing dwellings  
 Landmark building height peak

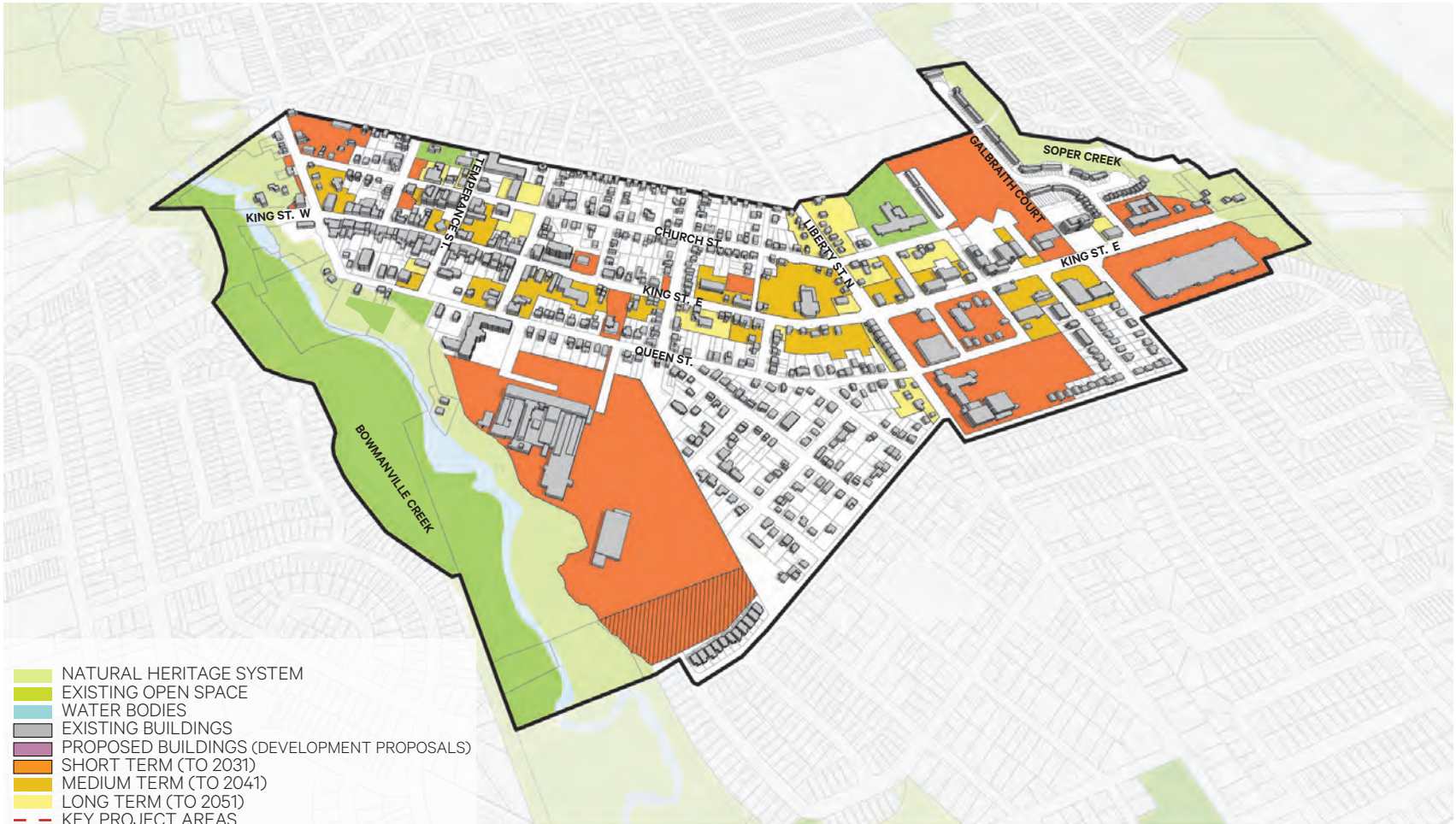


Stepback above  
 Established Streetwall

# Poll Questions

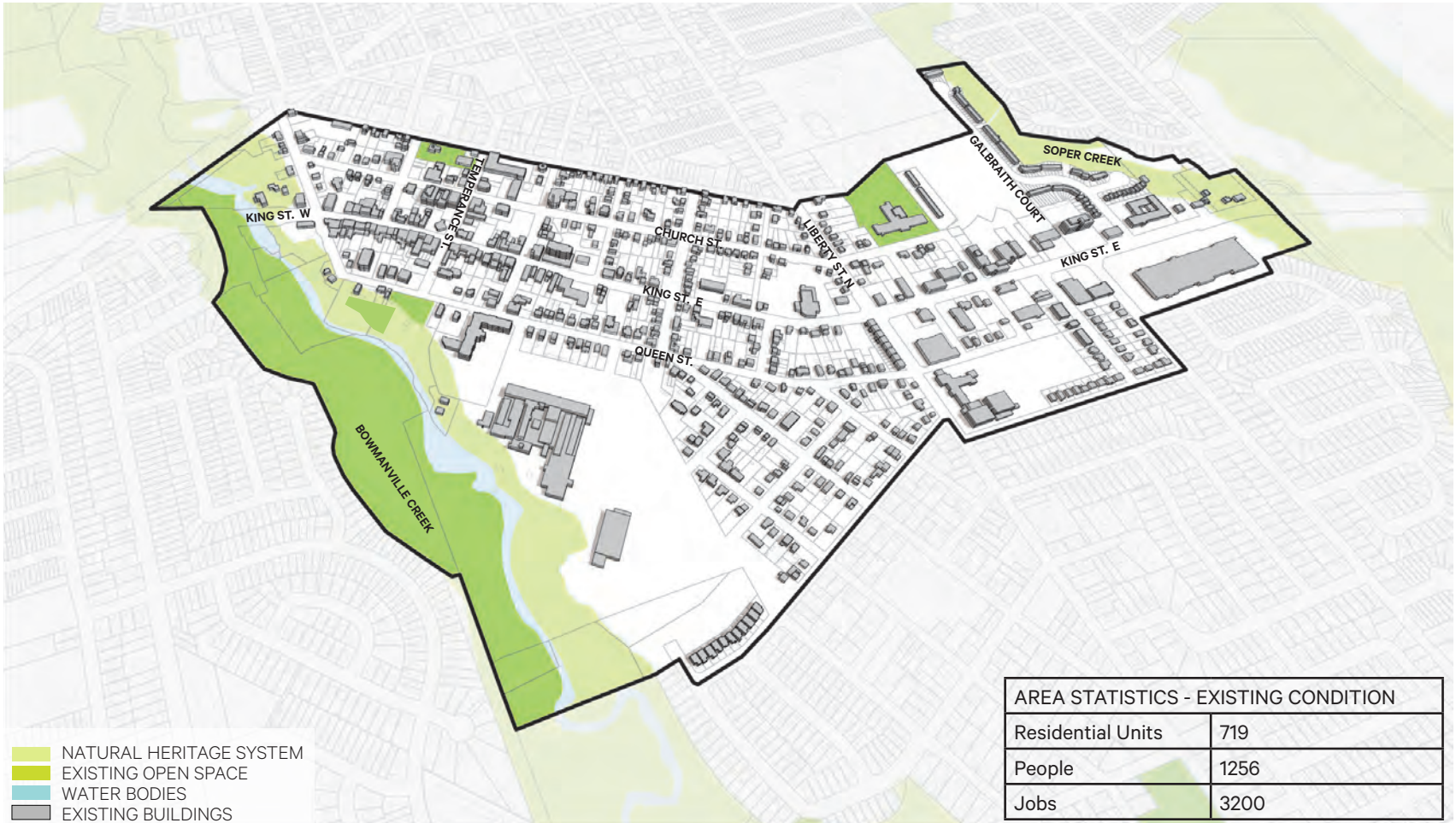
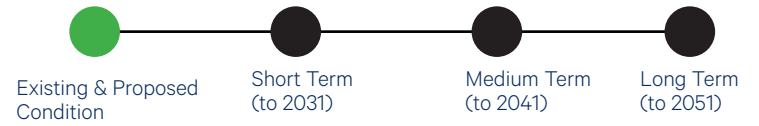
# Draft Demonstration Plan

## Soft Sites



# Draft Demonstration Plan

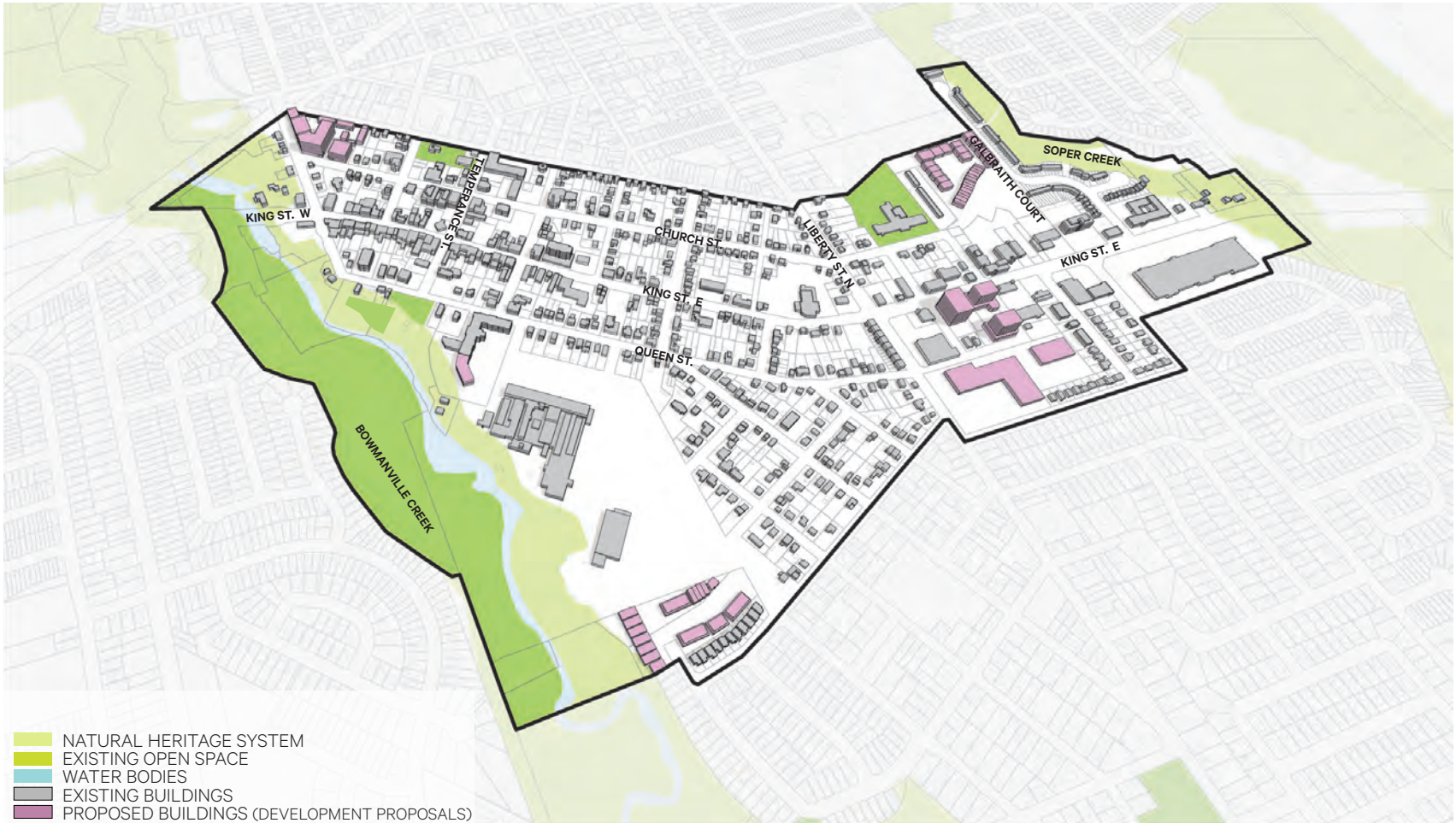
## Existing Condition





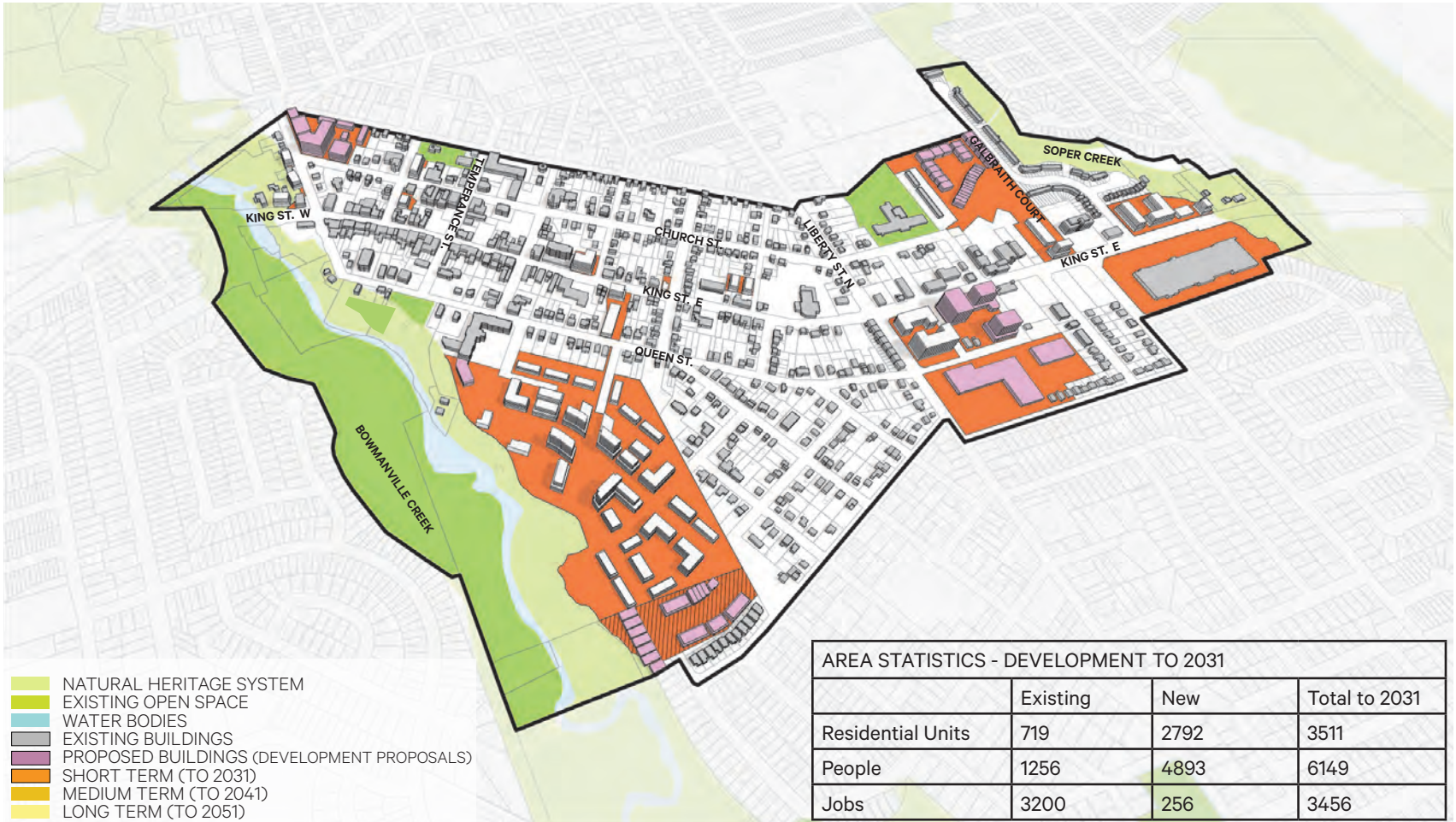
# Draft Demonstration Plan

Existing + Proposed Condition



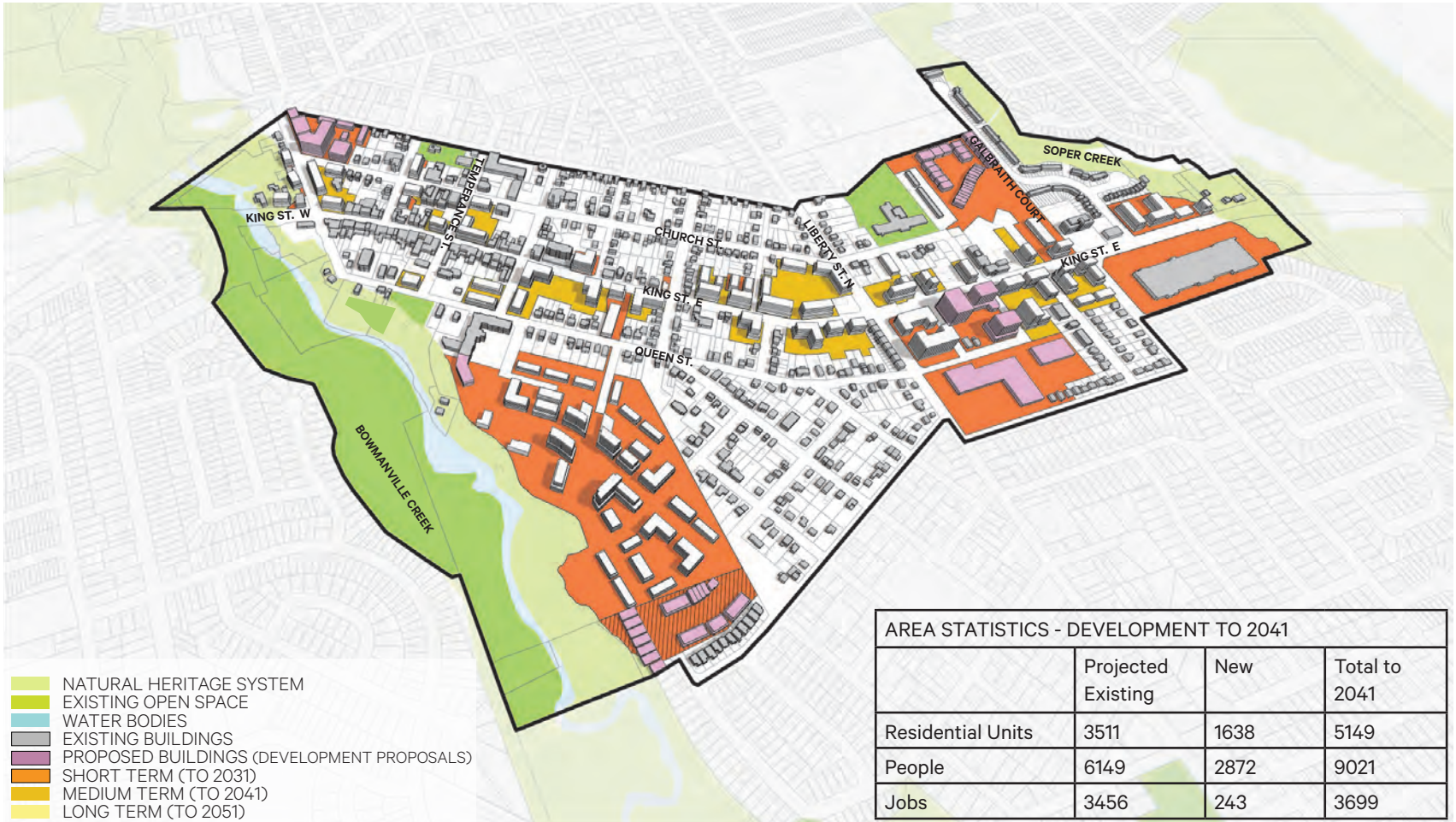
# Draft Demonstration Plan

## Short Term (to 2031)



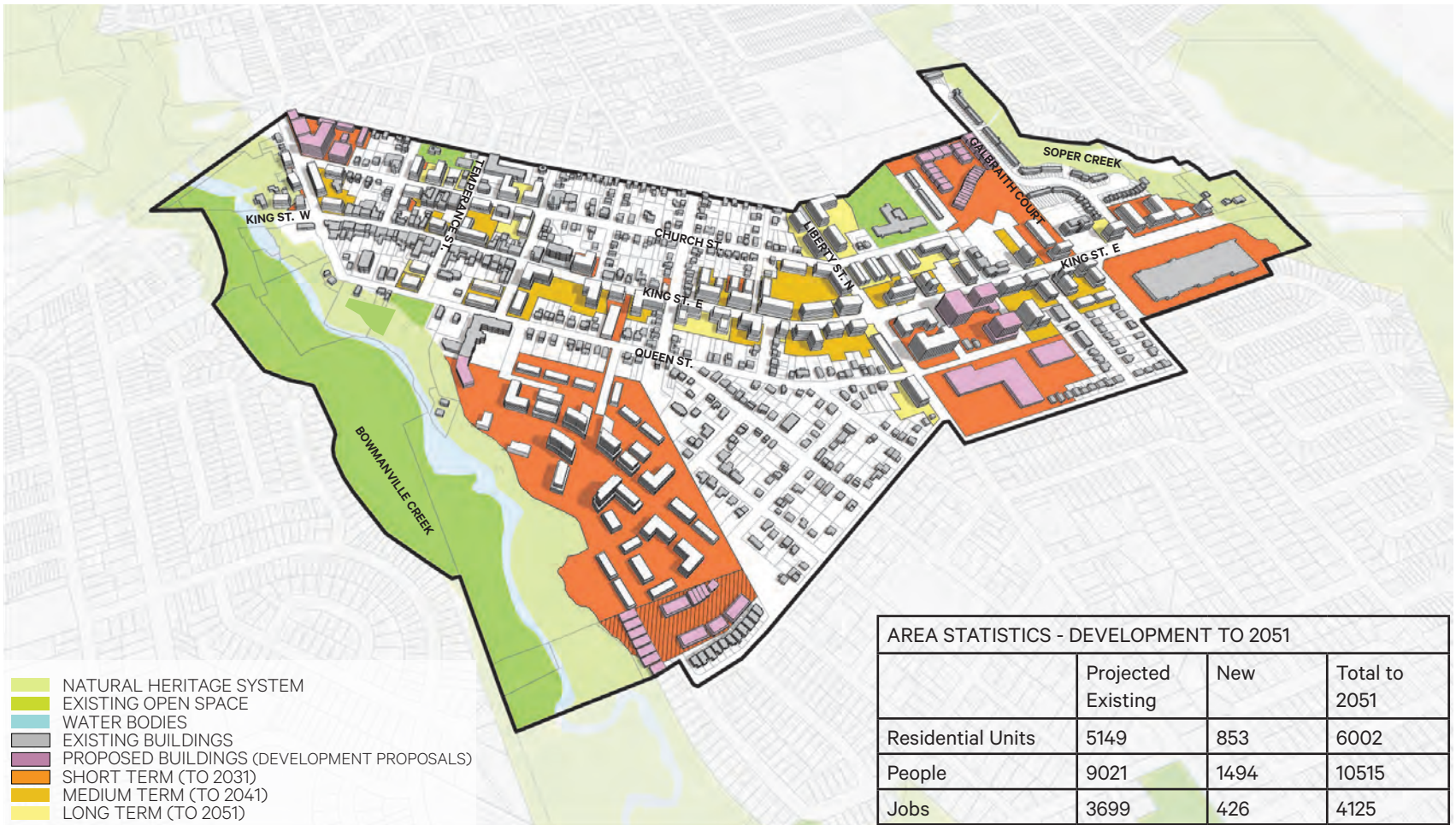
# Draft Demonstration Plan

## Medium Term (to 2041)



# Draft Demonstration Plan

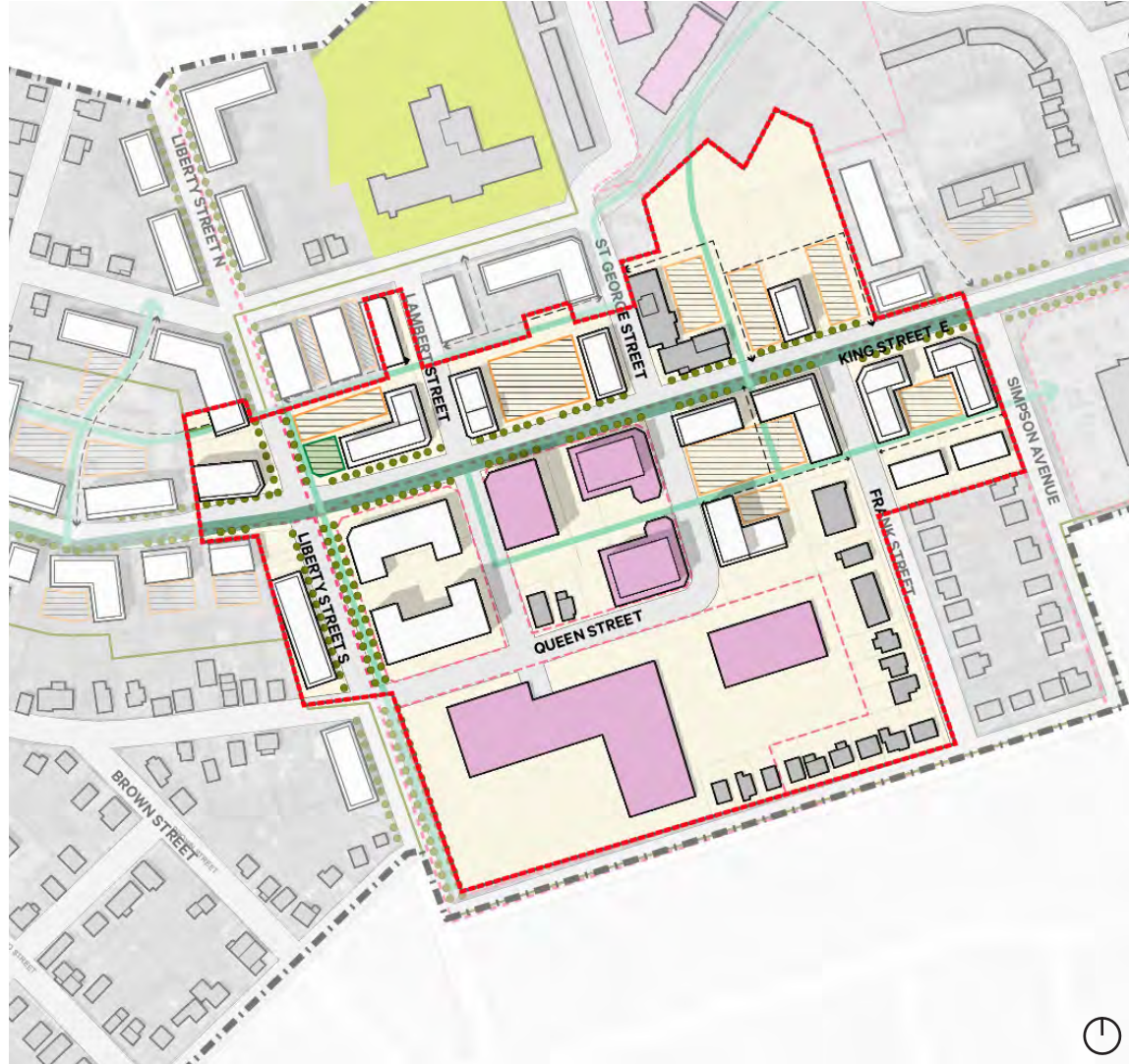
## Long Term (to 2051)



# Poll Questions

# Vision for the Precincts

## Bowmanville Hospital Precinct



### Design Vision

To connect the hospital and nearby medical and supportive uses to create a new medical campus.

### Objectives

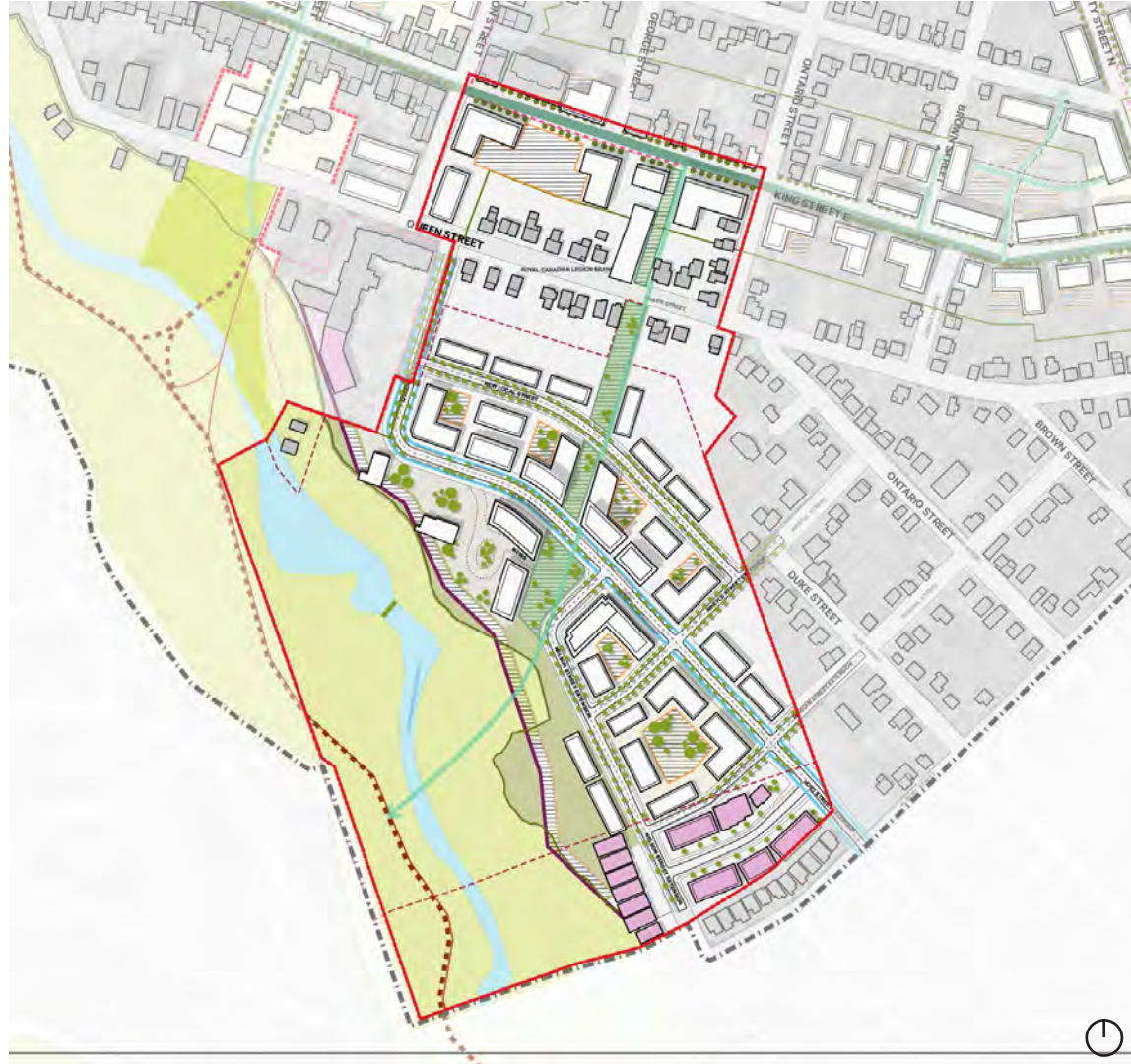
- Public realm improvements and connections to King St
- Opportunities for mixed-use development fronting King St
- Strong street wall on King St
- Views to Soper Creek
- Expanded job opportunities and potential medical campus

- NATURAL HERITAGE SYSTEM
- EXISTING OPEN SPACE
- WATER BODIES
- - - EXISTING TRAILS
- - - PLANNED TRAILS
- EXISTING BUILDINGS
- EXISTING PLACES OF WORSHIP
- PROPOSED REDEVELOPMENT SITES
- PROPOSED BUILDINGS

- REDEVELOPMENT CONCEPT**
- PROPOSED BUILDINGS (SP)
  - PROPOSED SHARED AMENITY/SURFACE PARKING/OPEN SPACE
  - ↔ PEDESTRIAN CONNECTION
  - ↔ MULTI USE PATH CONNECTION
  - ← → VEHICULAR CONNECTION
  - ▭ PRECINCT BOUNDARY

# Vision for the Precincts

## Goodyear Lands Precinct



### Design Vision

To create a new mixed-use district with residential, commercial, and community uses and open spaces.

### Objectives

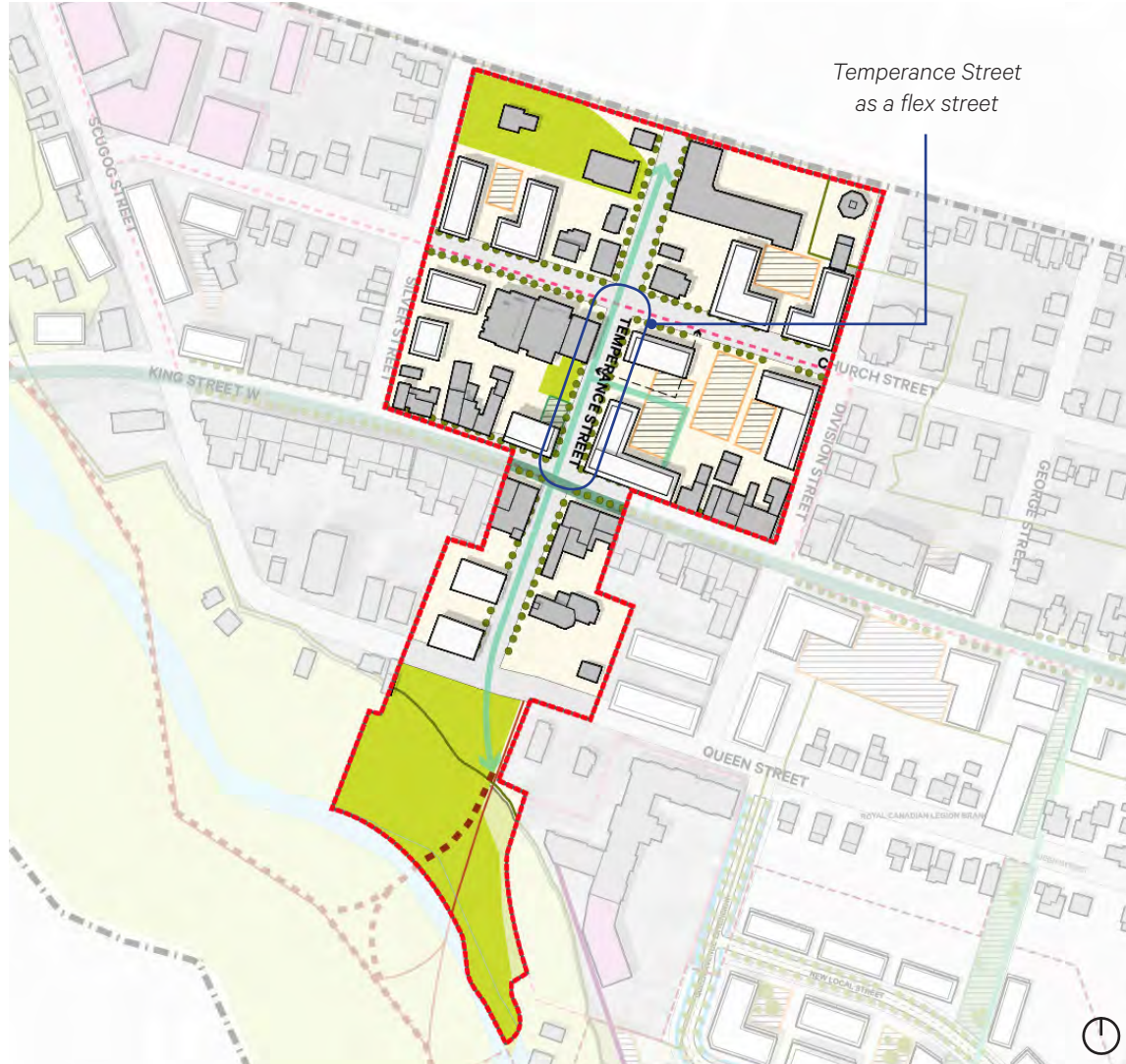
- Diverse commercial to complement King St
- Increased residential base to support local businesses
- Diversify housing
- Placemaking / heritage integration
- Connections to surrounding natural heritage network

- NATURAL HERITAGE SYSTEM
- EXISTING OPEN SPACE
- WATER BODIES
- - - EXISTING TRAILS
- - - PLANNED TRAILS
- EXISTING BUILDINGS
- EXISTING PLACES OF WORSHIP
- PROPOSED REDEVELOPMENT SITES
- PROPOSED BUILDINGS

- REDEVELOPMENT CONCEPT**
- PROPOSED BUILDINGS (SP)
  - PROPOSED SHARED AMENITY/SURFACE PARKING/OPEN SPACE
  - ↔ PEDESTRIAN CONNECTION
  - ↔ MULTI USE PATH CONNECTION
  - ← → VEHICULAR CONNECTION
  - ▭ PRECINCT BOUNDARY

# Vision for the Precincts

## Downtown Civic Precinct



### Design Vision

To expand, entrench and improve the presence of important civic institutions, creating a symbolic, and functional Downtown Civic Precinct.

### Objectives

- Vibrant public realm
- Honour heritage buildings
- Balanced with sensitive infill
- Placemaking in traditional downtown
- Expanded public realm and open space connectivity between key civic features

- NATURAL HERITAGE SYSTEM
- EXISTING OPEN SPACE
- WATER BODIES
- - - EXISTING TRAILS
- - - PLANNED TRAILS
- EXISTING BUILDINGS
- EXISTING PLACES OF WORSHIP
- PROPOSED REDEVELOPMENT SITES
- PROPOSED BUILDINGS

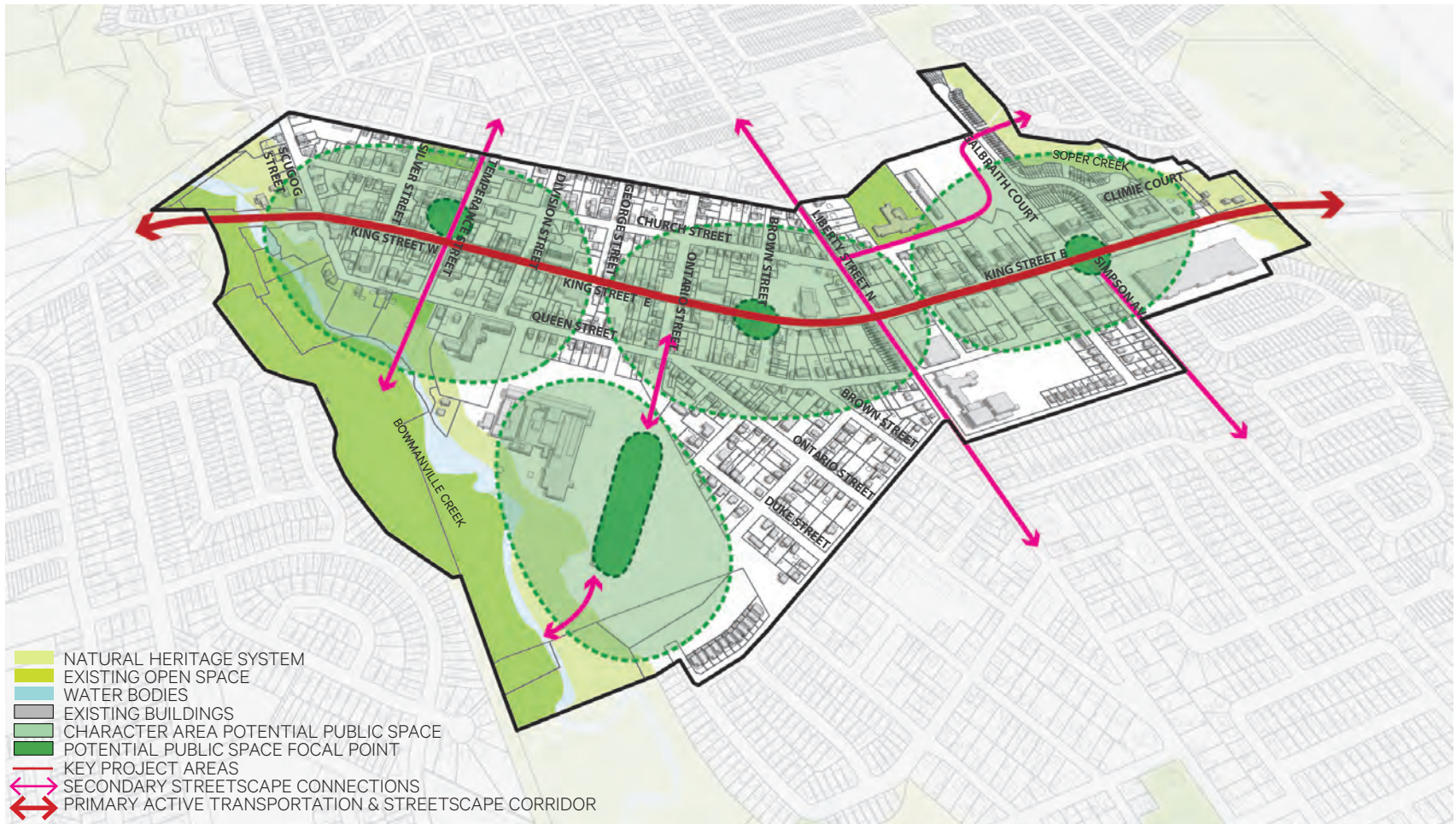
- REDEVELOPMENT CONCEPT**
- PROPOSED BUILDINGS (SP)
  - PROPOSED SHARED AMENITY/SURFACE PARKING/OPEN SPACE
  - ↔ PEDESTRIAN CONNECTION
  - ↔ MULTI USE PATH CONNECTION
  - ← → VEHICULAR CONNECTION
  - PRECINCT BOUNDARY



# Poll Questions

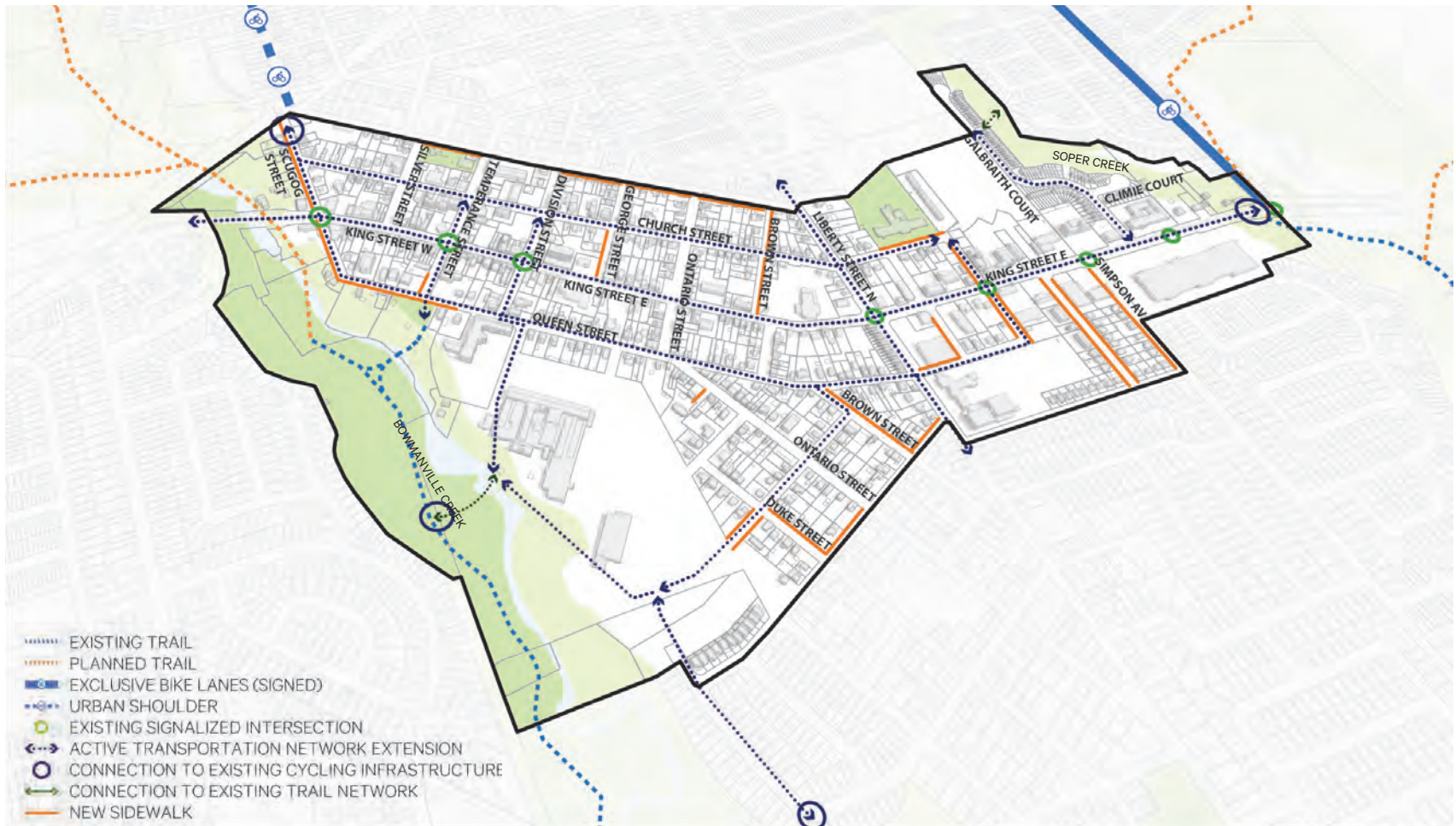
# Topics for Discussion

## Future Public Realm and Open Space Network



# Topics for Discussion

## Future Active Transportation Network



# Next Steps

- Feedback from this meeting will inform revisions to the Demonstration Plans and Precinct Plans
- Opportunity for members of the public to review materials and provide further input on the project website
- Online survey to provide more detailed feedback

# Thank you

**For More Information Visit  
the Project Website:**

[https://www.clarington.net/  
en/do-business/bowmanville-  
east-urban-centre-  
secondary-plan.asp](https://www.clarington.net/en/do-business/bowmanville-east-urban-centre-secondary-plan.asp)

## Contact us

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