

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



Sustainability & Climate Change



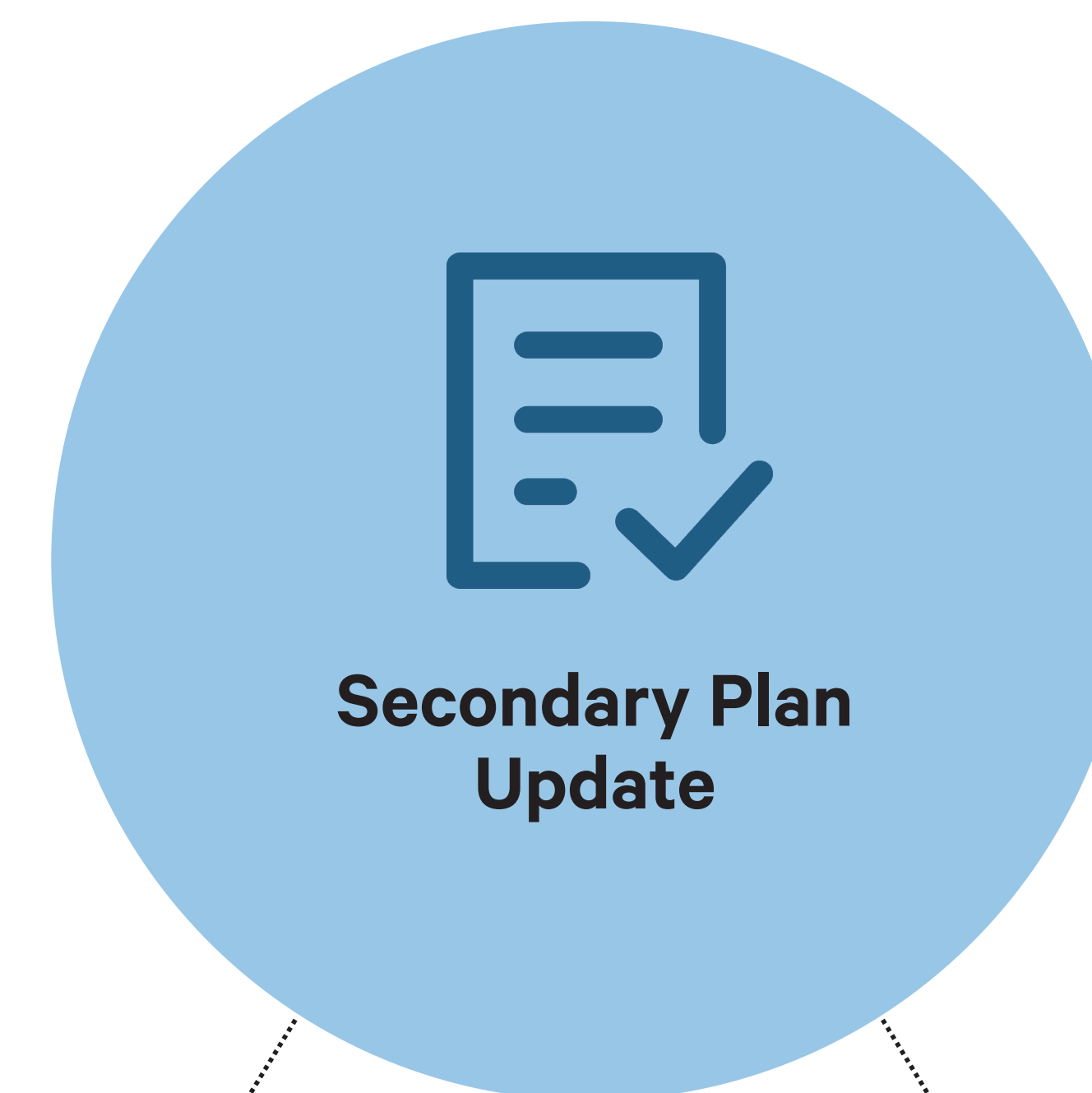
Urban Design



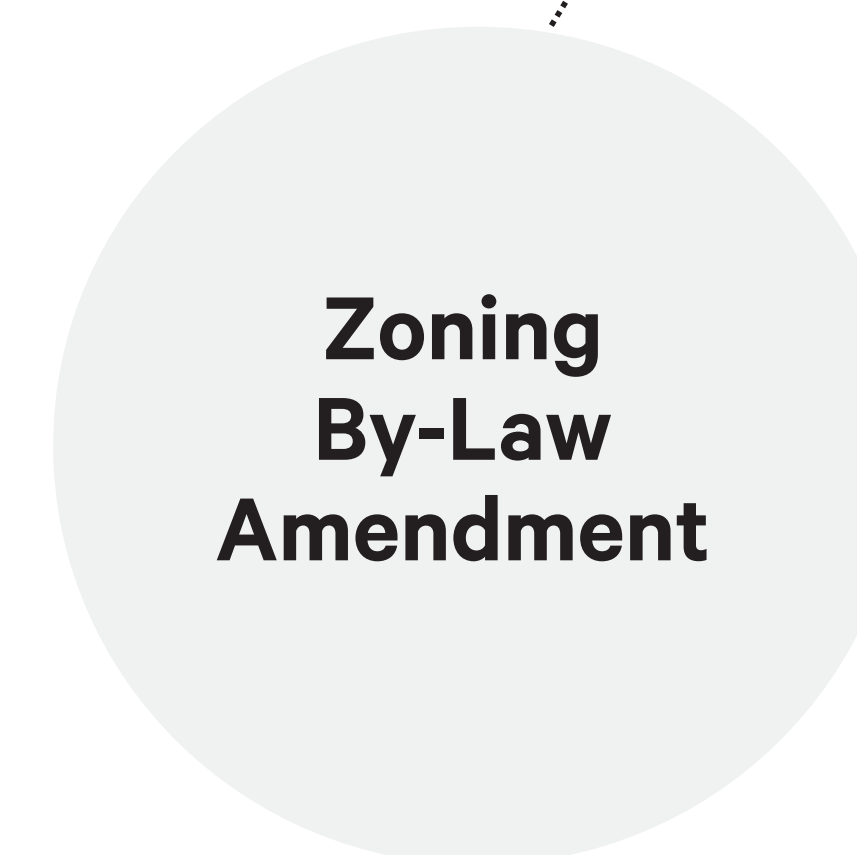
Affordable Housing



Community Engagement



Secondary Plan Update



Zoning By-Law Amendment



Urban Design Guidelines



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



Legend

- Environmental Protection Area
- Public Park
- Water Feature
- Existing Trail
- Planned Trail
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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.



- Legend**
- Environmental Protection Area
 - Public Park
 - Water Feature
 - Existing Trail
 - Planned Trail
 - Exclusive Bike Lanes (Signed)
 - Urban Shoulder (Signed Bike Lanes)
 - Sidewalk
 - No Sidewalk
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Sidewalks

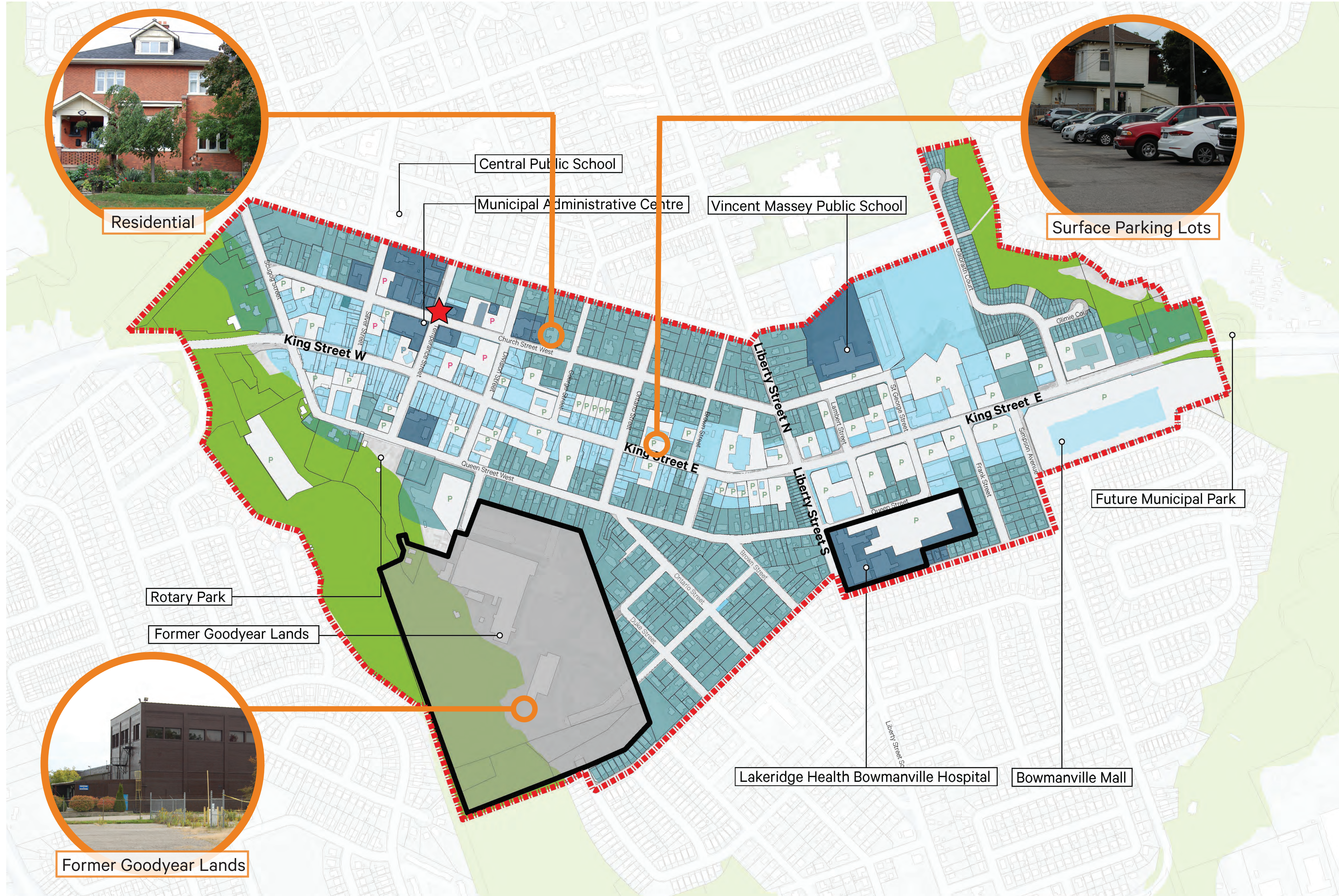
Bowmanville East is comprised of blocks that have ample sidewalk coverage, enabling pedestrians to traverse through downtown separated from vehicular traffic. The municipality strives to maintain and improve the connections of sidewalks to major destinations, neighbourhood facilities and transit stops, 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.



Legend

- Mixed Use and Commercial
- Residential
- Community Facility
- Open Space
- Vacant Land
- P Privately Owned Parking Lot
- P Municipally Owned Parking Lot
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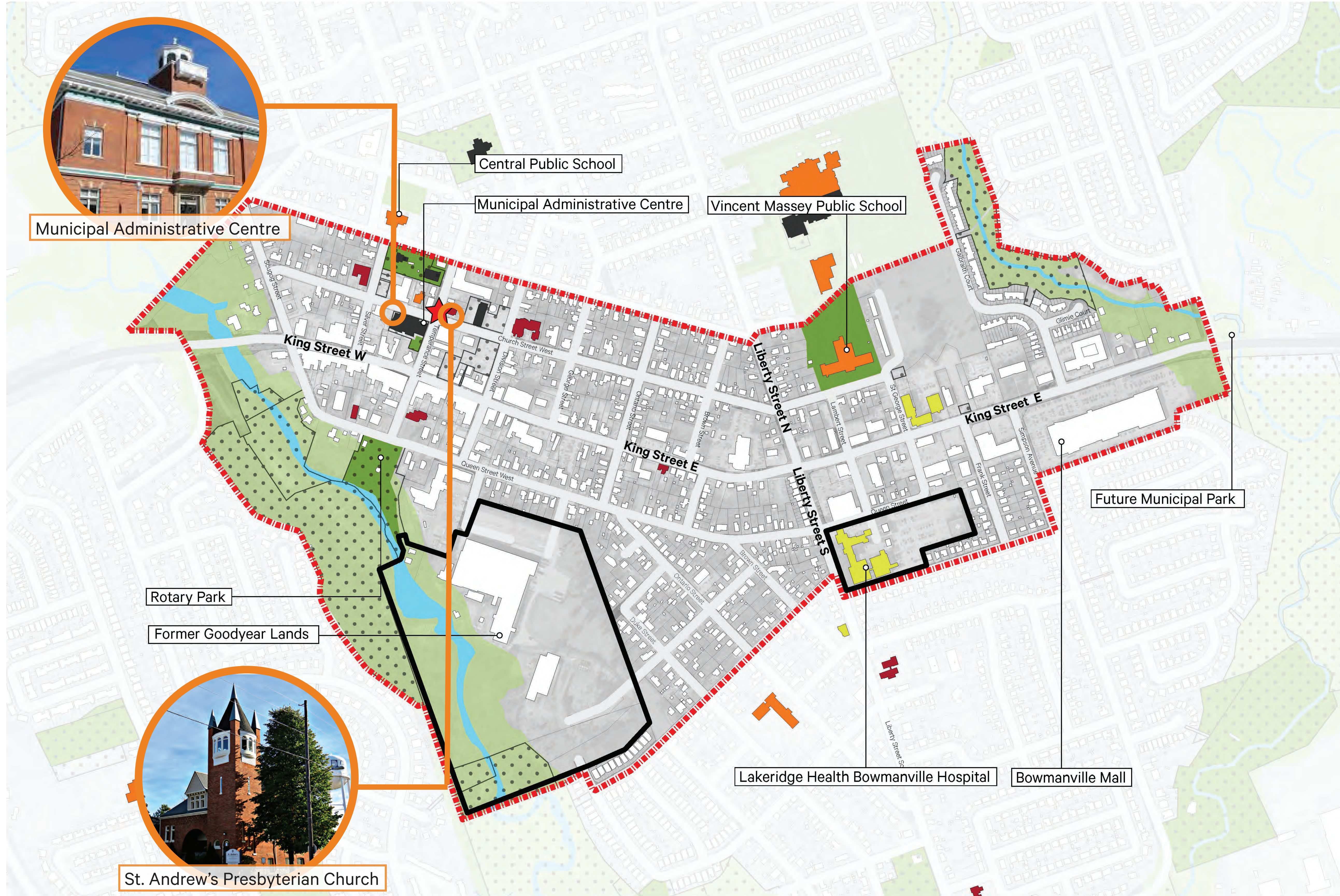
Urban Neighbourhoods

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.



Legend

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

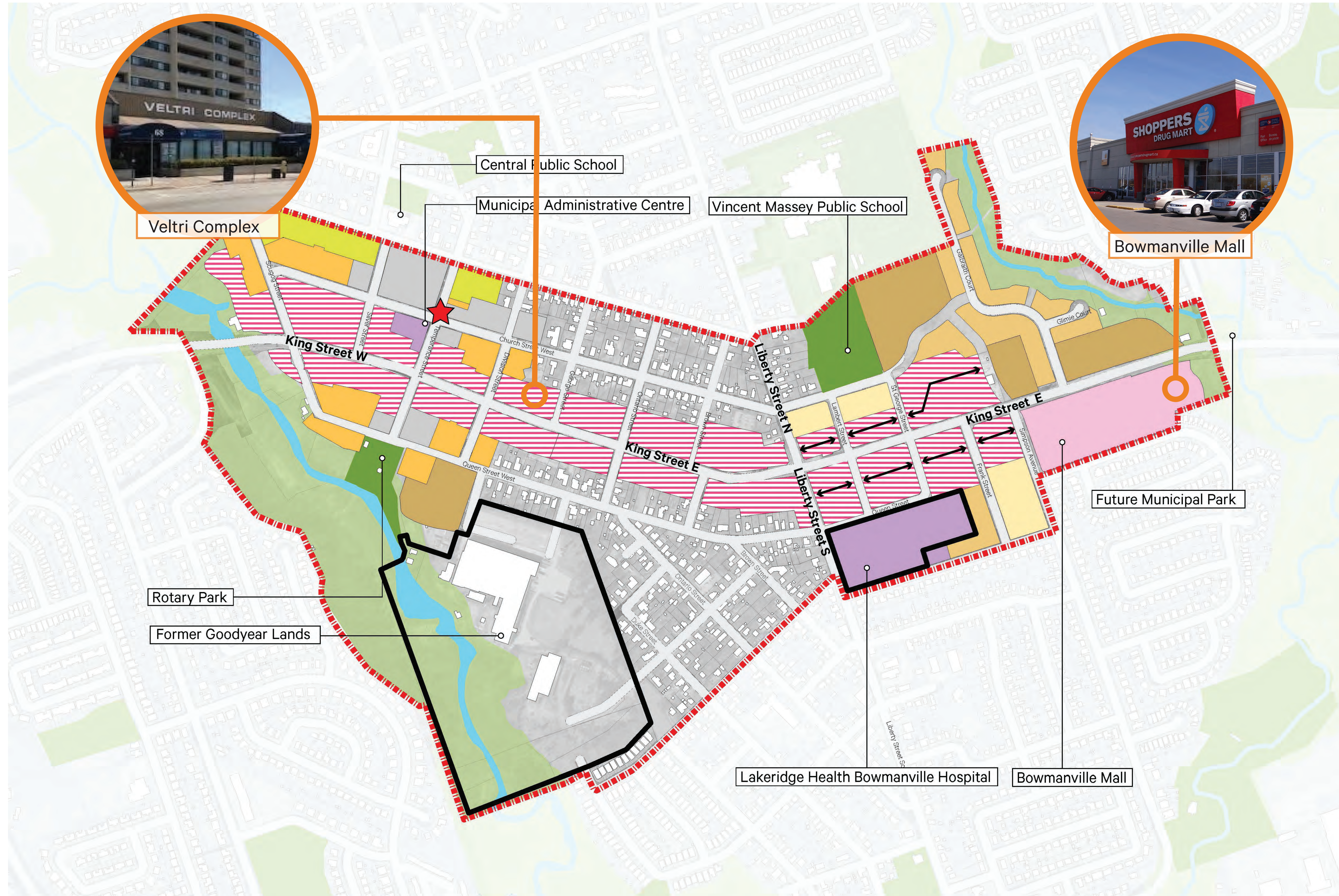
Today, the Municipal Administration Centre and the Bowmanville branch of the Clarington Library generate a lot of activity into the downtown. As the community continues to grow the need for increased and expanded Municipal administration and other services will become more critical. The existing municipal 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.

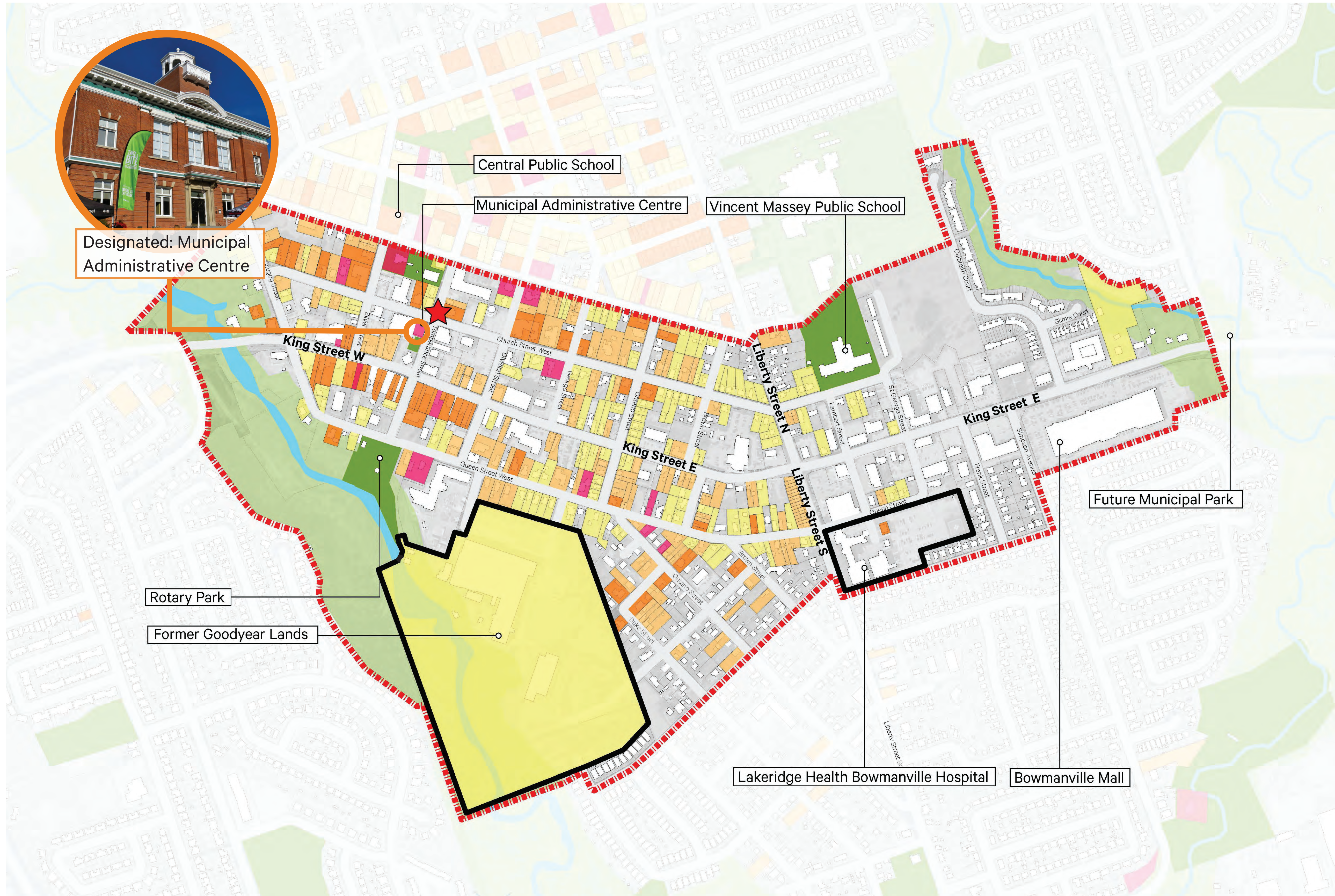


- Legend**
- Residential
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Street-Related Commercial Area
 - General Commercial Area
 - Mixed Use Area
 - Institution
 - Community Facility
 - Environmental Protection Area
 - District Park
 - Internal Laneway
 - Water Feature
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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.



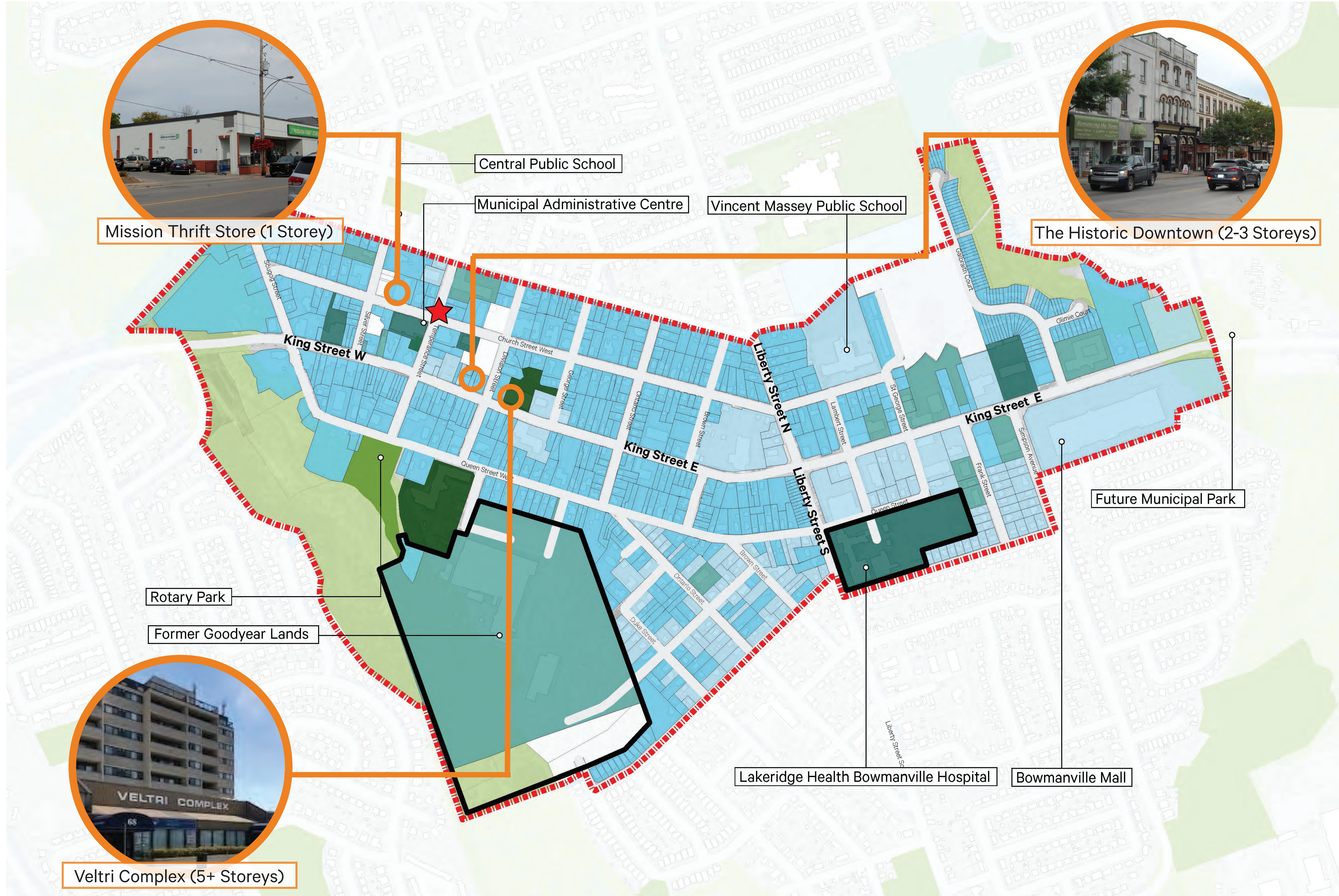
- Legend**
- Environmental Protection Area
 - Public Park
 - Water Feature
 - Designated Property
 - Primary Property
 - Secondary Property
 - Merit Property
 - Project Boundary
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Designated
Heritage designation is Municipality of Clarington Council's 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.



Legend

- Vacant
- 1 Storey
- 2 Storeys
- 3 Storeys
- 4 Storeys
- 5 Storeys +
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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.



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.



Questions? Comments? Concerns?

Our project team would be glad to help.

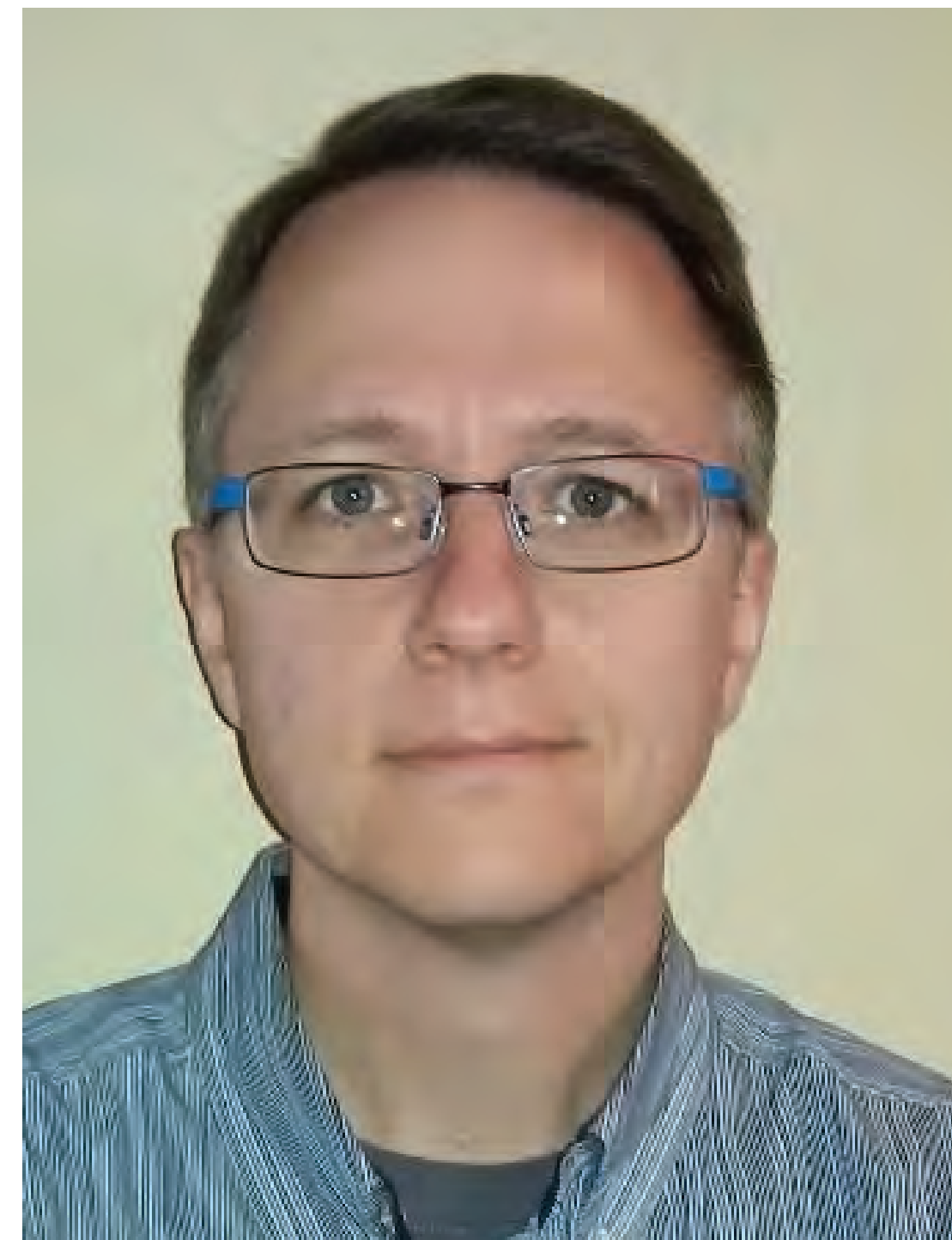
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The Former Goodyear Lands



Lakeridge Health Bowmanville Hospital



Future Potential Downtown Civic Precinct