

Bowmanville West

Urban Centre and Major Transit Station Area Secondary Plan



Dillon Consulting Limited

Public Information Centre #3

Virtual Meeting

October 1, 2020
7pm – 8:30pm

Tonight's Agenda

- Welcome and Introductions (7:00 - 7:05)
- Presentation (7:05 – 7:25)
- Q&A (7:25 – 7:40)
- BREAK – 5 Minutes
- Breakout Activities (7:45 – 8:30)
- Wrap Up

Meeting Guide



Update on the project



Please stay on mute



Background and new material on preliminary concept plans



Q/A and Activity Session for a more focused discussion



Use the chat bar to ask questions

Clarifications and Questions?

The image shows a Zoom meeting interface. At the top, a green banner reads "You are viewing Urban Strategies' screen" and a "View Options" button is visible. The main content area displays a presentation slide with the text "s of Clarification?".

Overlaid on the left is a "Question and Answer" window. It has tabs for "All questions (1)" and "My questions". A question from "Urban Strategies" at "09:09 PM" asks "Will the GO station be built?". This question has a thumbs-up icon and a red circle with the number "1" next to it. Below the question is a red circle with the number "3". At the bottom of the window is a text input field with the placeholder "Type your question here..." and a red circle with the number "2" next to it.

At the bottom of the Zoom interface, there are icons for "Chat", "Raise Hand", and "Q&A". The "Q&A" icon is circled in red with the number "1" next to it. A "Leave" button is located in the bottom right corner.



Part 1

CONTEXT

Paddy Kennedy - Dillon Consulting Limited



Context

Secondary Plan Area (126 hectares)



Context

The Secondary Plan Update Process



Phase 1:

My Bowmanville West



Phase 2:

A Vision for Bowmanville West



Phase 3:

A Plan for Bowmanville West

Project Launch & Existing Conditions Assessment

Opportunities & Constraints Analysis, 3D model of Existing Conditions

Phase 1 Reporting & Development of Illustrated Summary

Best Practices Review + 3D Model for Redevelopment Opportunities

Phase 2 Reporting & Development of Illustrated Summary

Draft Updated Plans and Zoning By-Law + Update 3D Model

Finalize Updated Plans and Zoning By-Law

Phase 3 Reporting & Development of Illustrated Summary

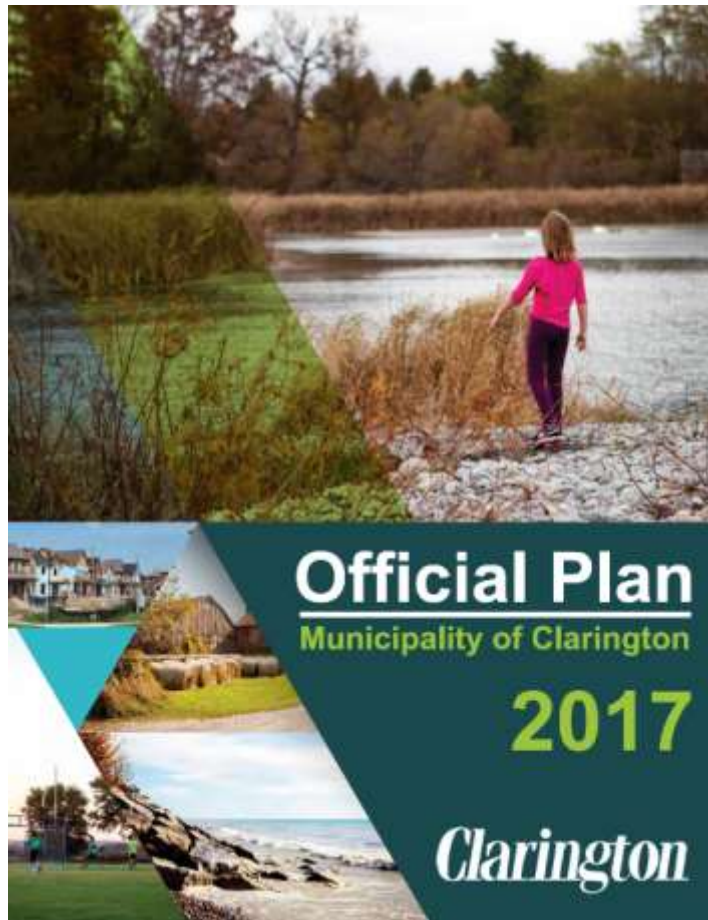


WE ARE HERE

Context

Why are we updating the Secondary Plan?

Updated Clarington Official Plan



GO Train to Bowmanville



Context

What is a Secondary Plan?

- A Secondary Plan provides detailed plans and policies beyond for a specific area
- Includes plans/policies for adoption into the Official Plan



1. Vision,
Goals/Objectives

2. Land Use



3. Transportation

3. Urban Design



5. Implementation
Tools

Context

History and Policy Context



Future Mixed Use



Current Retail



GO Train

Context

Why is Planning Around Station Areas Important?



Context

Secondary Plan Area (126 hectares)



The entire Secondary Plan area for Bowmanville West is considered to be a Major Transit Station Area (MTSA)

Context for Bowmanville

History and Policy Context



2005 Secondary Plan Update Concept Plan



2017 Transportation Hubs Study Concept Plan

There has been a considerable amount of work already completed on the future opportunities for transit oriented development in the Bowmanville West.

Illustrative Concept: 2021 – 2070 Forecast



Source: SvN Architects

Concept by others Not for development

Source: Analysis of the Proposed Lakeshore East GO Transit Rail Extension Alignment Options and Business Case Analysis by N. Barry Lyon Consultants

Illustrative Concept: 2021 – 2070 Forecast



Source: S+V Architects

Concept by others Not for development

Source: Analysis of the Proposed Lakeshore East GO Transit Rail Extension Alignment Options and Business Case Analysis by N. Barry Lyon Consultants

Context

Recent Development Context in Bowmanville West



Concept Plans showing possible development proposals near the future GO station



Context

New Direction for Station Area Funding

- Metrolinx has shifted direction on the development of GO Stations:
 - Partner with developers to integrate the Station into transit oriented development
 - Providing developers opportunities to build commercial and residential development with a significant attraction of a GO Station on site



Context

What Does This Mean for Bowmanville West?

- Developers build the new station in exchange for transit-oriented development rights
- Planned land use, density and height permissions are a major element for investment attraction
- Shift from focus on parking provision at Station



Major Transit Station Area in Bowmanville West

What Will it Look Like?

- High-rise development around the station;
- Diverse mix of land uses (including residential, major office and services)
- Multi-modal access in and around the station;
- Enhanced connections to local transit;
- Active transportation infrastructure (sidewalks, bike lanes, bicycle parking facilities).



Context

GO Rail Update

- In February 2020, Metrolinx completed an update to its Initial Business Case analysis
- The Bowmanville location was selected as the best of several options for extending the GO Lakeshore East rail service to Clarington
- Metrolinx has advanced to the Preliminary Design Business Case stage of the process

Alignment Option 2 Bowmanville Rail Service Extension Initial Business Case Update



Housing Affordability and Sustainable Design

Incorporating a range of sustainable design elements, as well as planning for affordability are also municipal priorities for Bowmanville West

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



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



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



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



Context

Next Steps for Bowmanville West

1. Develop a concept plan that meets Provincial and Regional goals for growth.
2. Develop a concept that transitions to the existing neighbourhoods.
3. Provide Clarington Council and the public with the policy tools that will support TOD and the GO Station.





Part 2

WHAT WE HAVE HEARD

Zahra Jaffer - Dillon Consulting Limited



What We Heard

PIC#2 Engagement Feedback

Land Use and Intensification

- Support for mixed-use development over time
- Taller buildings to be located along major corridors and closer to the GO Station
- Provide facilities and amenities required to support additional development (e.g. medical services, rental housing, etc.)



What We Heard

PIC#2 Engagement Feedback

Placemaking and Urban Design

- Integrated and diverse types of gathering spaces needed e.g. new parks and gathering spaces to serve mid and high rise developments
- Preserve existing spaces



What We Heard

PIC#2 Engagement Feedback

Mobility and Access

- Safe and convenient access to the GO Station needed for all users
- Pedestrian safety a key concern along Highway 2 and Bowmanville Ave.
- A connected network of safe walking and cycling facilities and routes are needed throughout the area
- Traffic calming along residential streets





Part 3

PRELIMINARY CONCEPTS FOR BOWMANVILLE WEST

Paddy Kennedy - Dillon Consulting Limited



Land Use and Intensification

Achieve appropriate levels of density to support the Transit Station

1) Mid Rise Buildings (3 8 storeys)



3) High Rise Buildings (9 20 storeys)



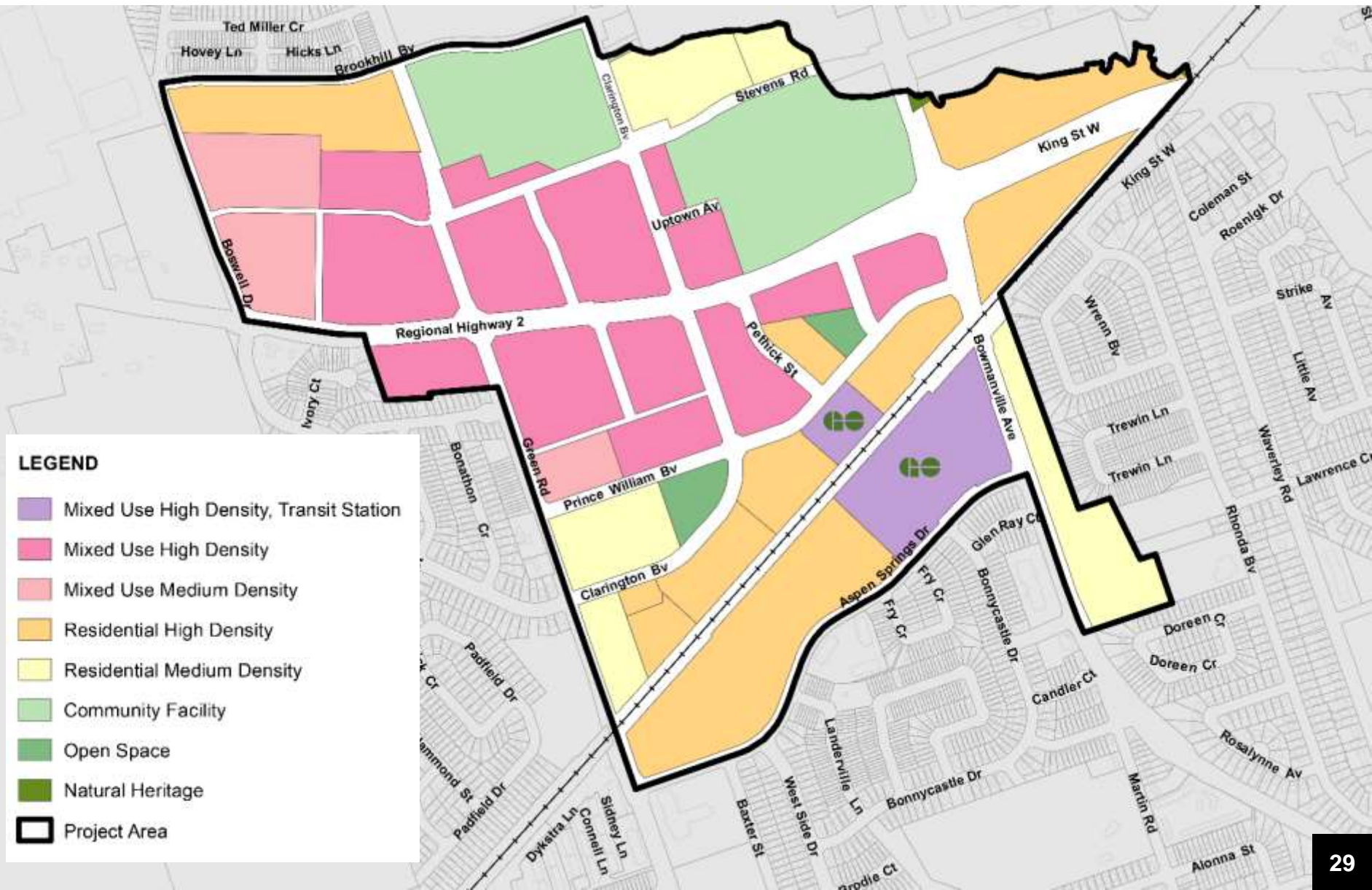
2) Mix of Uses (Residential, Office, Commercial)



4) Cultural/Entertainment Uses



Preliminary Land Use Concept Plan



Building Typologies and Height

Range of heights, focusing taller buildings in strategic areas

1) Gentle Density



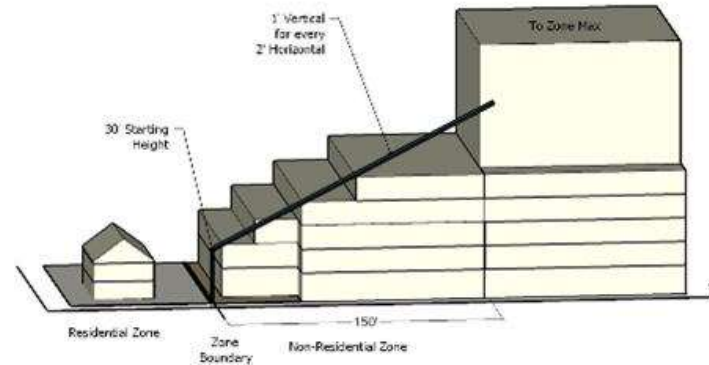
3) Along Major Transportation Corridors



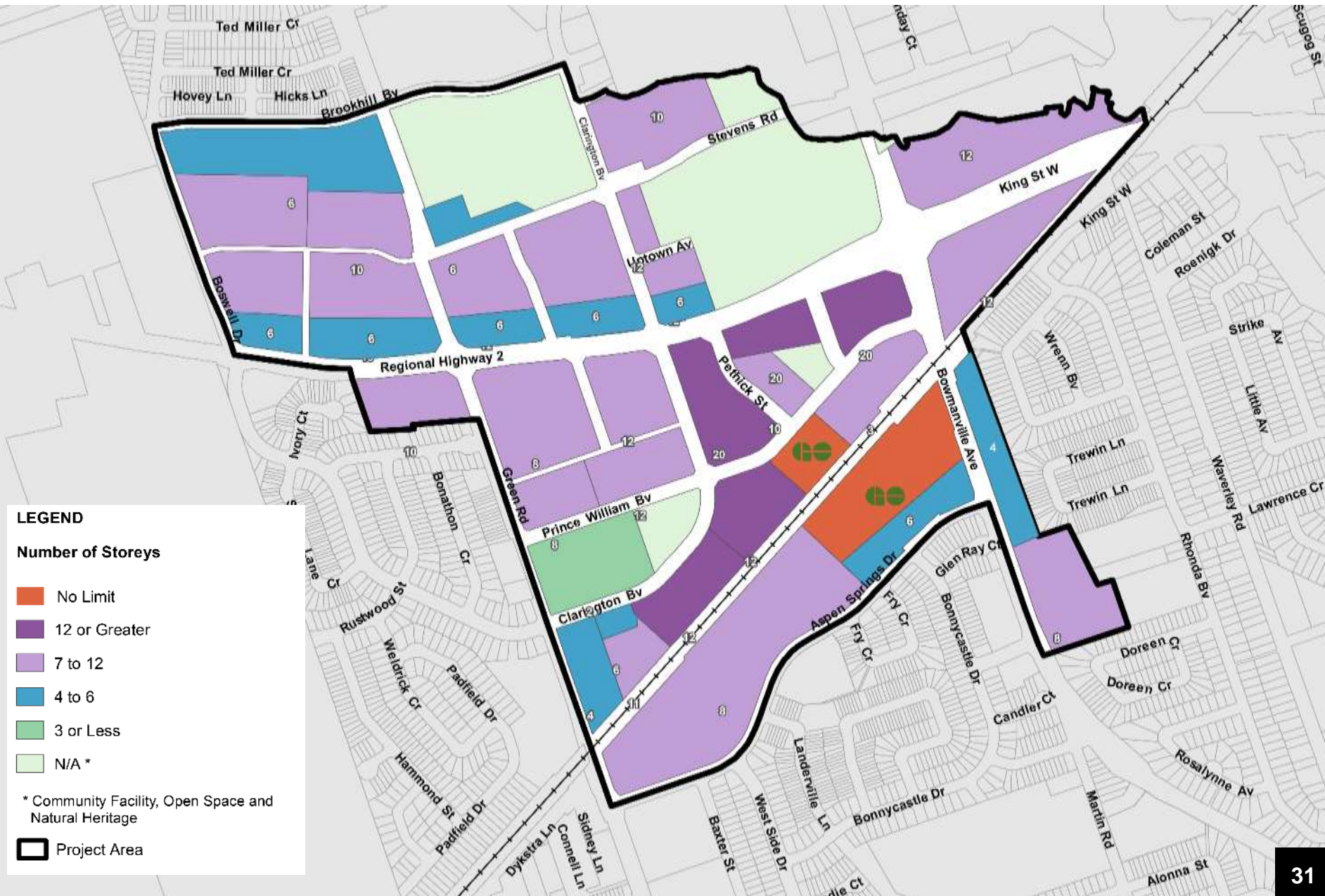
2) In proximity to the GO Station



4) Transition Heights Across the Area



Preliminary Building Height Concept Plan



Urban Design and the Public Realm

As the population grows, more gathering and recreation spaces will be needed

1) Streetscape Improvement



3) Gateway Areas



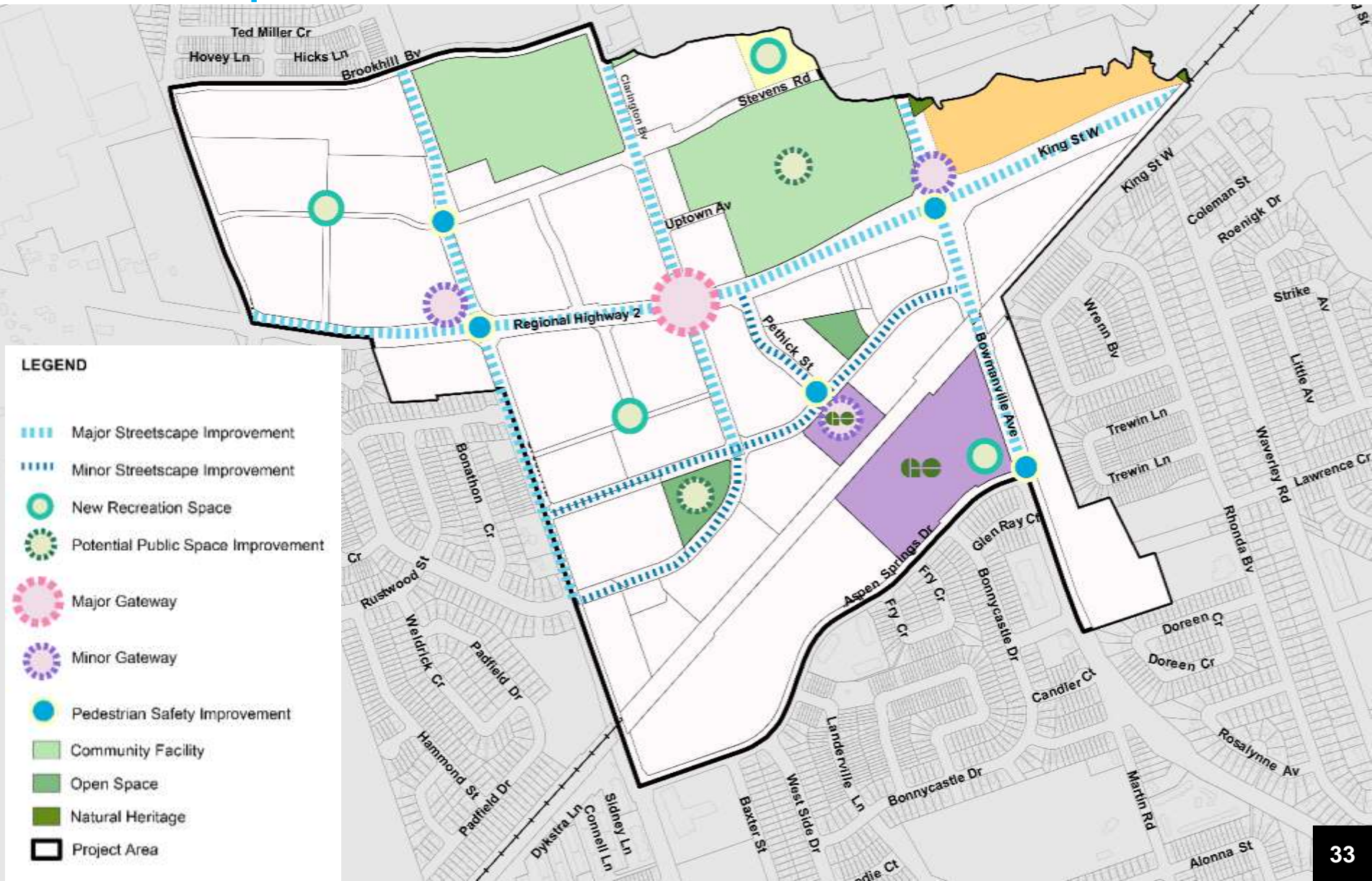
2) New Public Space



4) Pedestrian Safety Improvements



Preliminary Public Realm Design Concept Plan



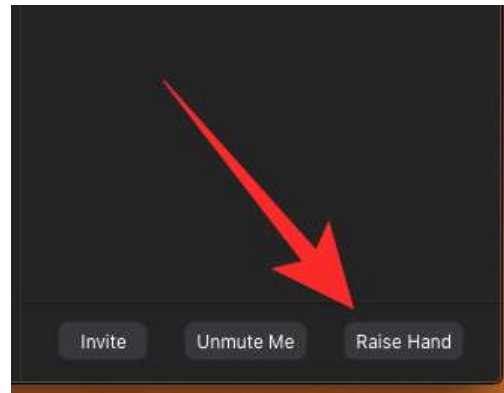
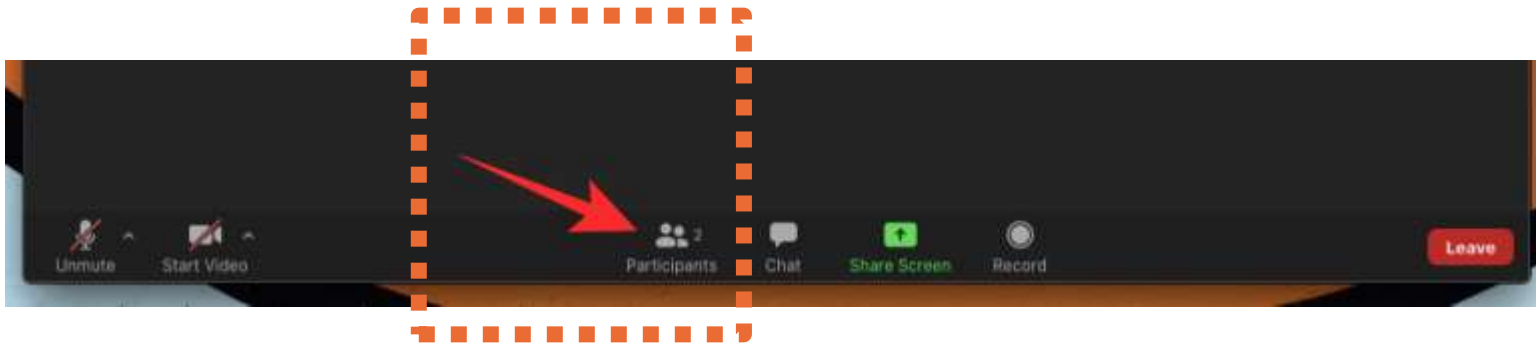


Part 4

Q&A

Paul Wirch – Municipality of Clarington and
Paddy Kennedy – Dillon Consulting Limited

Use the 'Raise Hand' function...



...or send us a chat using the option at the bottom of your screen

Q&A





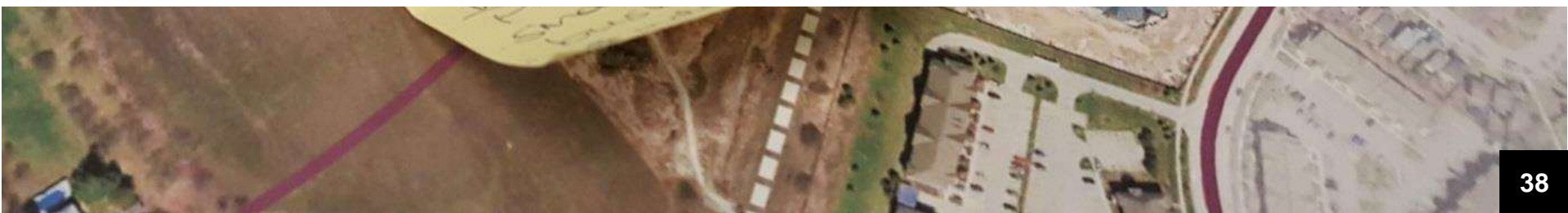
RETURNING AT 7:45PM

BREAK



Part 5

BREAKOUT GROUP ACTIVITIES



Key Questions

Land Use & Building Height

- Where does the mix and placement of land uses need to be modified?
- Where should building heights be reconsidered?

Public Realm

- Where else could improvements be made to add or improve open space?
- What features could be included in these open spaces to make them worthwhile?



Part 6

NEXT STEPS

Paul Wirch – Municipality of Clarington



Next Steps on the Project

Bowmanville West Urban Centre



Phase 1:
My Bowmanville West



Phase 2:
A Vision for Bowmanville West



Phase 3:
A Plan for Bowmanville West

Project
Launch &
Existing
Conditions
Assessment

Opportunities
& Constraints
Analysis, 3D
model of
Existing
Conditions

Phase 1
Reporting &
Development
of Illustrated
Summary

Best Practices
Review +
3D Model for
Redevelopment
Opportunities

Phase 2
Reporting &
Development
of Illustrated
Summary

Draft Updated
Plans and
Zoning By-Law
+ Update 3D
Model

Finalize
Updated
Plans and
Zoning
By-Law

Phase 3
Reporting &
Development
of Illustrated
Summary

