



Bowmanville West

Urban Centre and
Major Transit Station Area Secondary Plan
Public Information Centre #5

Land Acknowledgement

The Municipality of Clarington is situated within the traditional and treaty territory of the Mississaugas and Chippewas of the Anishinabeg (uh-NISH-in-NAH-bek) 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.

Meet the Team

Municipality of Clarington



Lisa Backus
Manager,
Community Planning



Amy Burke
Principal Planner,
Community Planning



Karen Richardson
Manager,
Development Engineering

Dillon Consulting Limited



Zahra Jaffer
Associate,
Dillon Consulting Limited



Paddy Kennedy
Partner,
Dillon Consulting Limited

Meeting Guide

Presentation



Update on the project



Background and project context



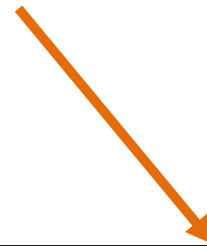
Proposed Plan for Bowmanville West

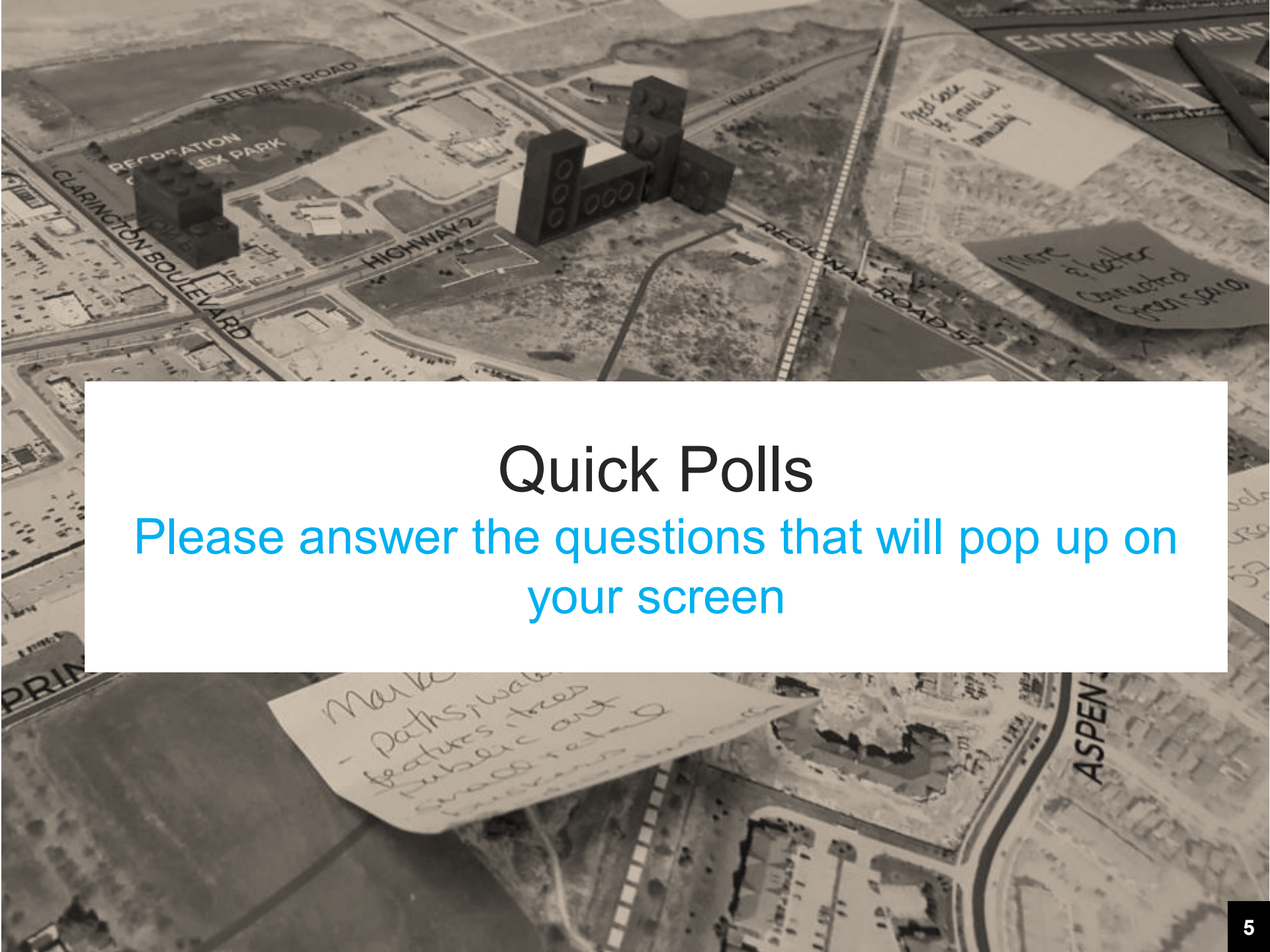


In-session polling



Use the Q&A bar to ask questions





Quick Polls

Please answer the questions that will pop up on your screen



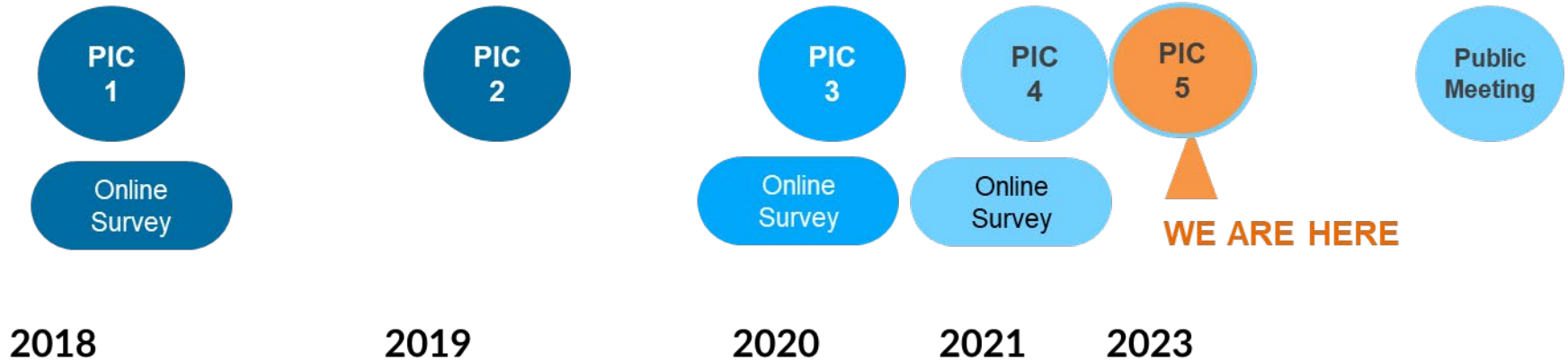
Part 1

PROJECT STATUS AND CONTEXT

Paddy Kennedy - Dillon Consulting Limited

Where we are in the Process

The Secondary Plan Update Process



Background

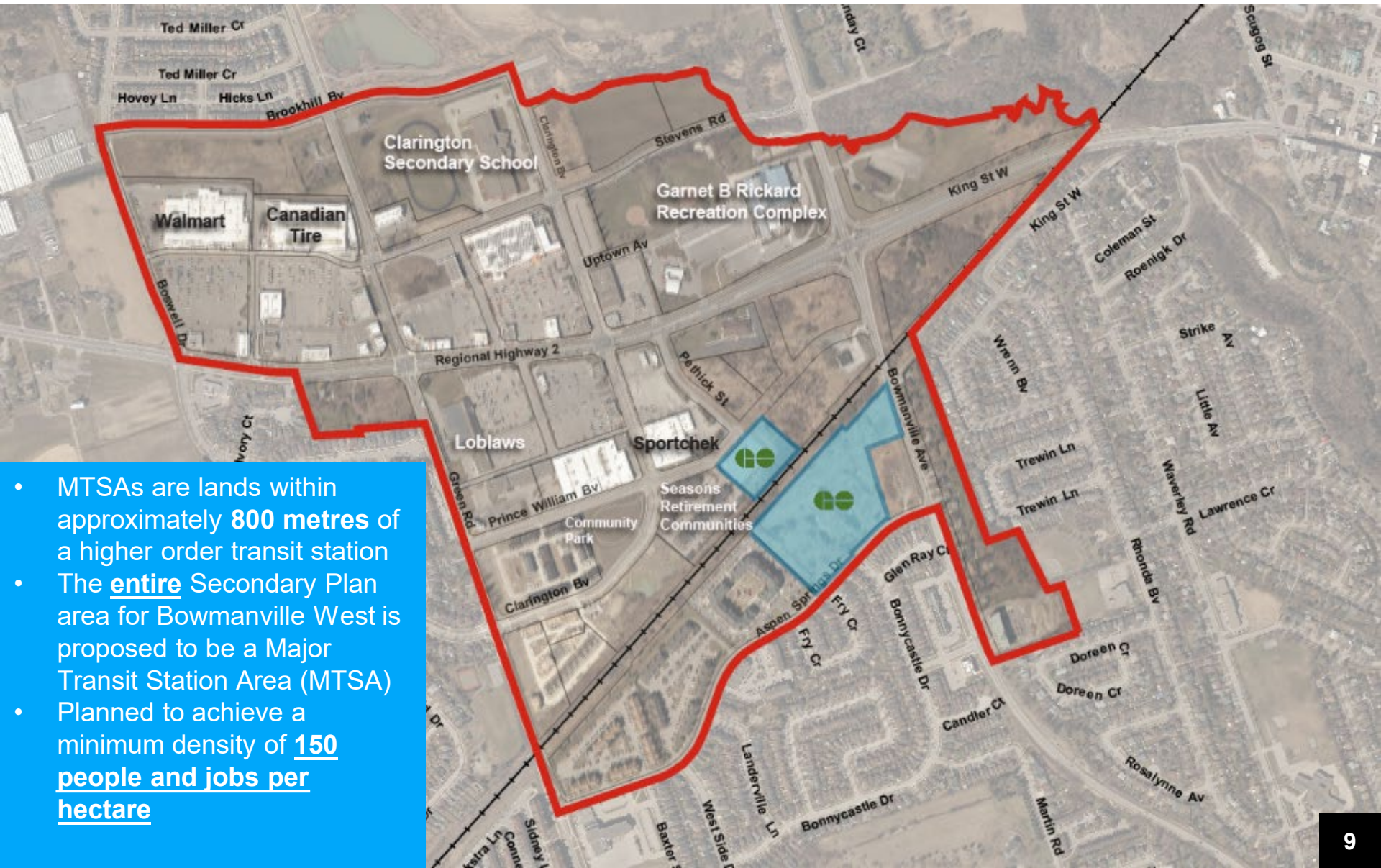
What has happened since we last met?

- Bill 23, More Homes Built Faster Act, 2022
- Adoption of Regional Official Plan Amendment 186 and further advancement of Envision Durham
- Metrolinx progress on planning for the Lakeshore East GO extension to Bowmanville



Context

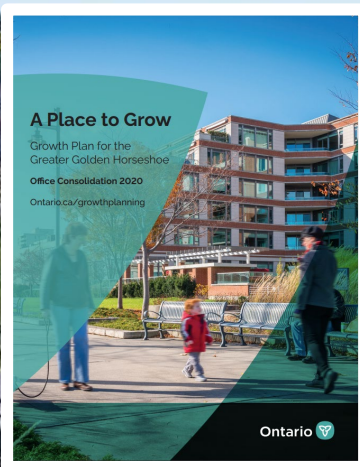
Secondary Plan Area (126 hectares)



- MTSA's are lands within approximately **800 metres** of a higher order transit station
- The **entire** Secondary Plan area for Bowmanville West is proposed to be a Major Transit Station Area (MTSA)
- Planned to achieve a minimum density of **150 people and jobs per hectare**

Context

Why is Planning Around Major Transit Station Areas Important?



Context

How much growth is planned for Bowmanville West?

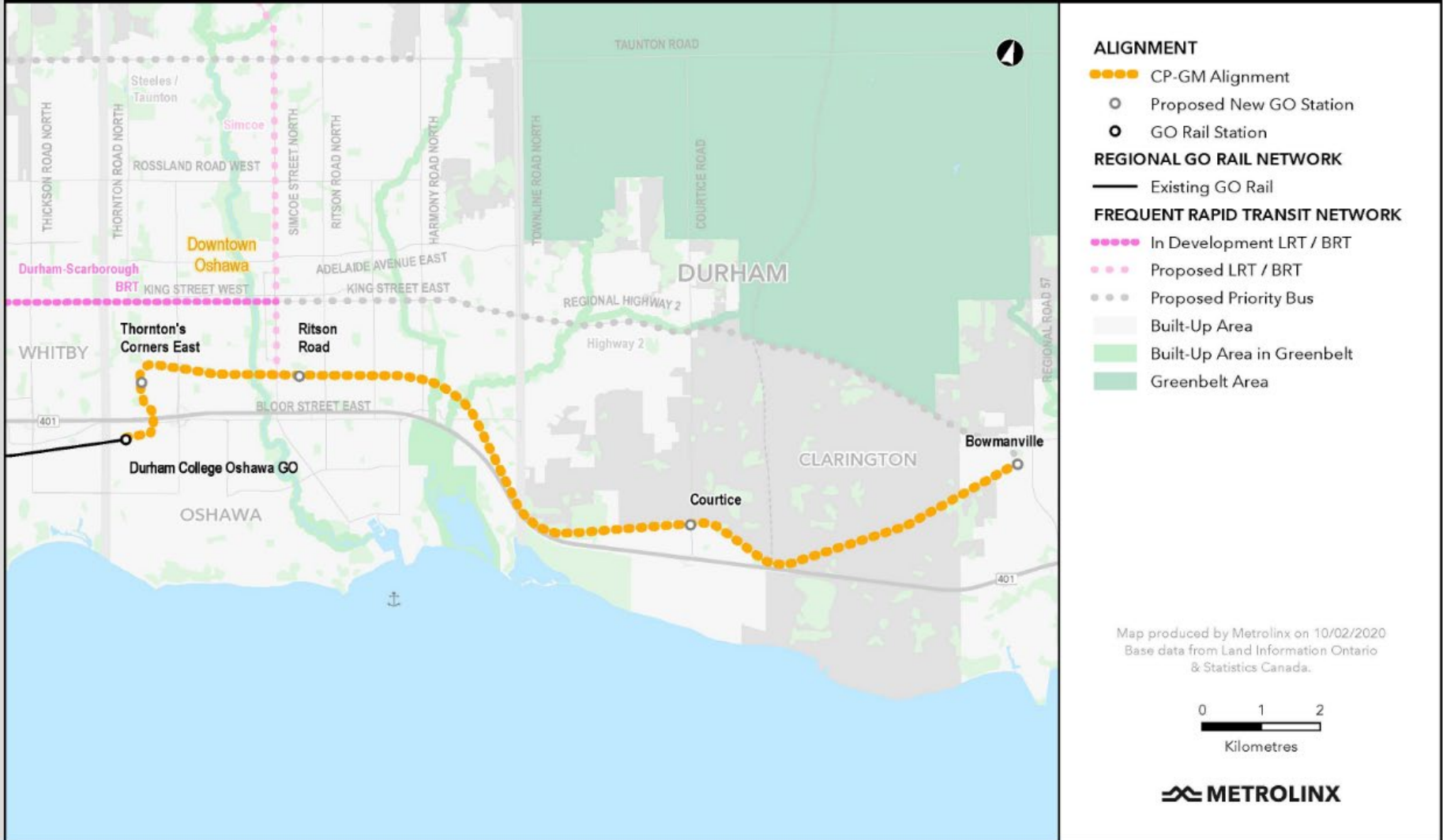
- The Region has estimated that there is potential for approximately 7,000 new units (est. 13,370 people) in Bowmanville West MTSA



Context

Go Expansion: Lakeshore East Corridor

Bowmanville Rail Extension Alignment



Context

Metrolinx has a new approach for developing new stations



Mimico Station Design Concept

Context

What Does This Mean for Bowmanville West?

- Under the market-driven approach to station funding, land use, density and height permissions are a major element for investment attraction
- This new approach to GO station development places a greater emphasis on:
 - Urban design
 - Access for all modes of transportation: walk, roll, cycle, drive, transit
 - Integration of the GO Station with new development



Major Transit Station Area in Bowmanville West

How does a GO station fit in the broader area?

- Mid and high-rise development around the GO station;
- Diverse mix of land uses (including residential, major office and services)
- Access for travellers using all modes of movement in and around the station;
- Enhanced connections to local transit;
- Active transportation infrastructure (sidewalks, bike lanes, bicycle parking facilities).





Part 2

WHAT WE HAVE HEARD

Zahra Jaffer - Dillon Consulting Limited

What We Heard

Engagement Feedback to Date

4
Public Events
280+ residents attended

3
Online Surveys
300+ Comments received



What We Heard

Engagement Feedback to Date

Land Use and Intensification



- Support for mixed-use development over time
- Taller buildings: along major corridors and closer to the GO Station
- Adequate parking needed to limit overflow into adjacent neighbourhoods
- Management of noise and traffic impacts
- Housing diversity and affordable housing (including rental)
- Recreational facilities (e.g. parks) and personal services (e.g. medical)
- Transitions between taller buildings and existing homes

What We Heard

Engagement Feedback to Date

Placemaking and Urban Design



- Range of different types of gathering spaces
- Preserve existing green spaces
- Barrier-free access and design for people with disabilities is key

Mobility and Access



- Convenient-access to the GO Station for all users
- Connected network of walking and cycling facilities
- Traffic calming along residential streets
- Pedestrian crossing improvements (e.g. intersection of Clarington Boulevard and Prince William Boulevard, along Green Road, and along Bowmanville Avenue.)



Part 3

A PLAN FOR BOWMANVILLE WEST

Paddy Kennedy - Dillon Consulting Limited

Secondary Plan

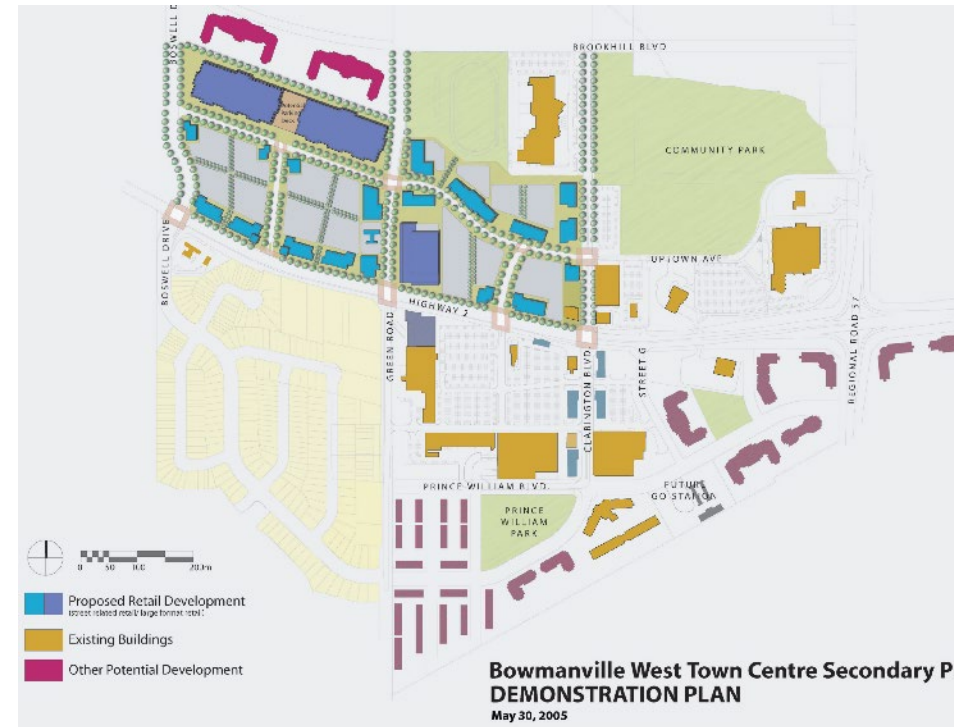
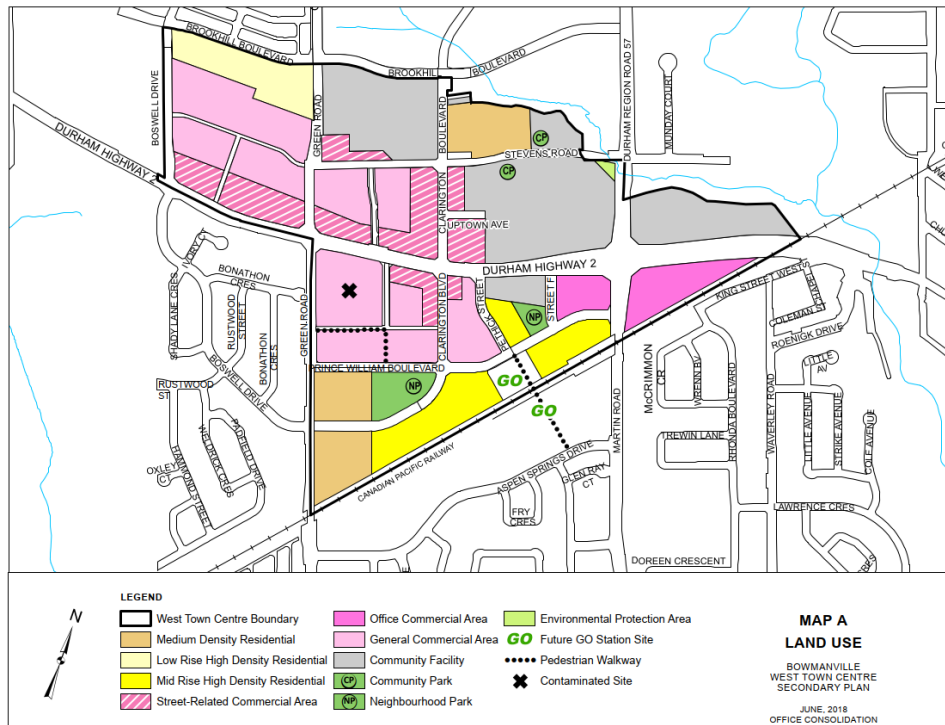
What is a Secondary Plan?



- Detailed plans and policies for a specific area to guide future land use change, private land development and public infrastructure investment
- Includes plans/policies for adoption into the Clarington Official Plan

Secondary Plan

Historical Context & Current Plan



Current Secondary Plan (1993, updated in 2002)

Demonstration Plan

Vision for Bowmanville West



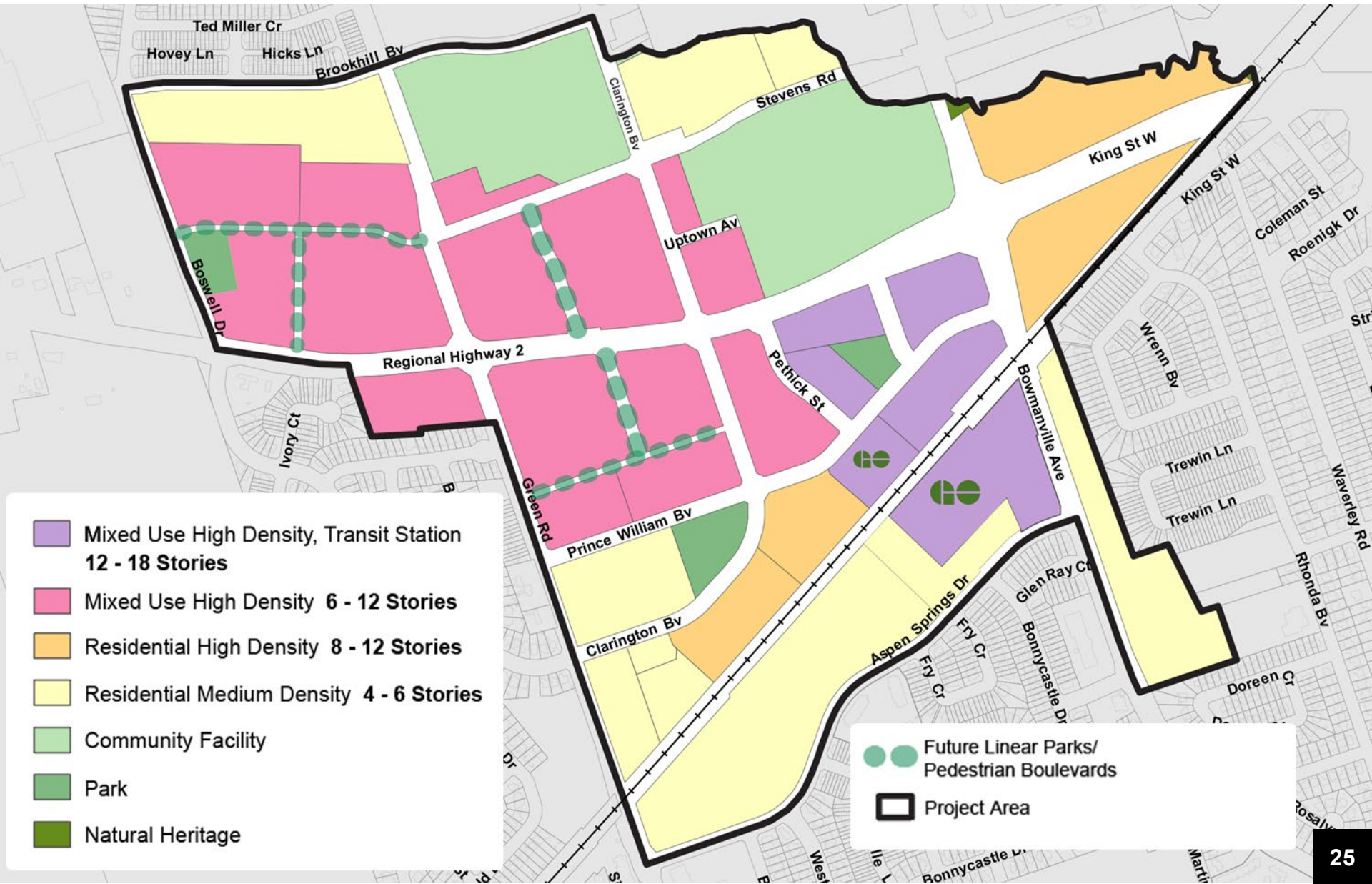
Affordable Housing

Provide options for affordable housing in Bowmanville West

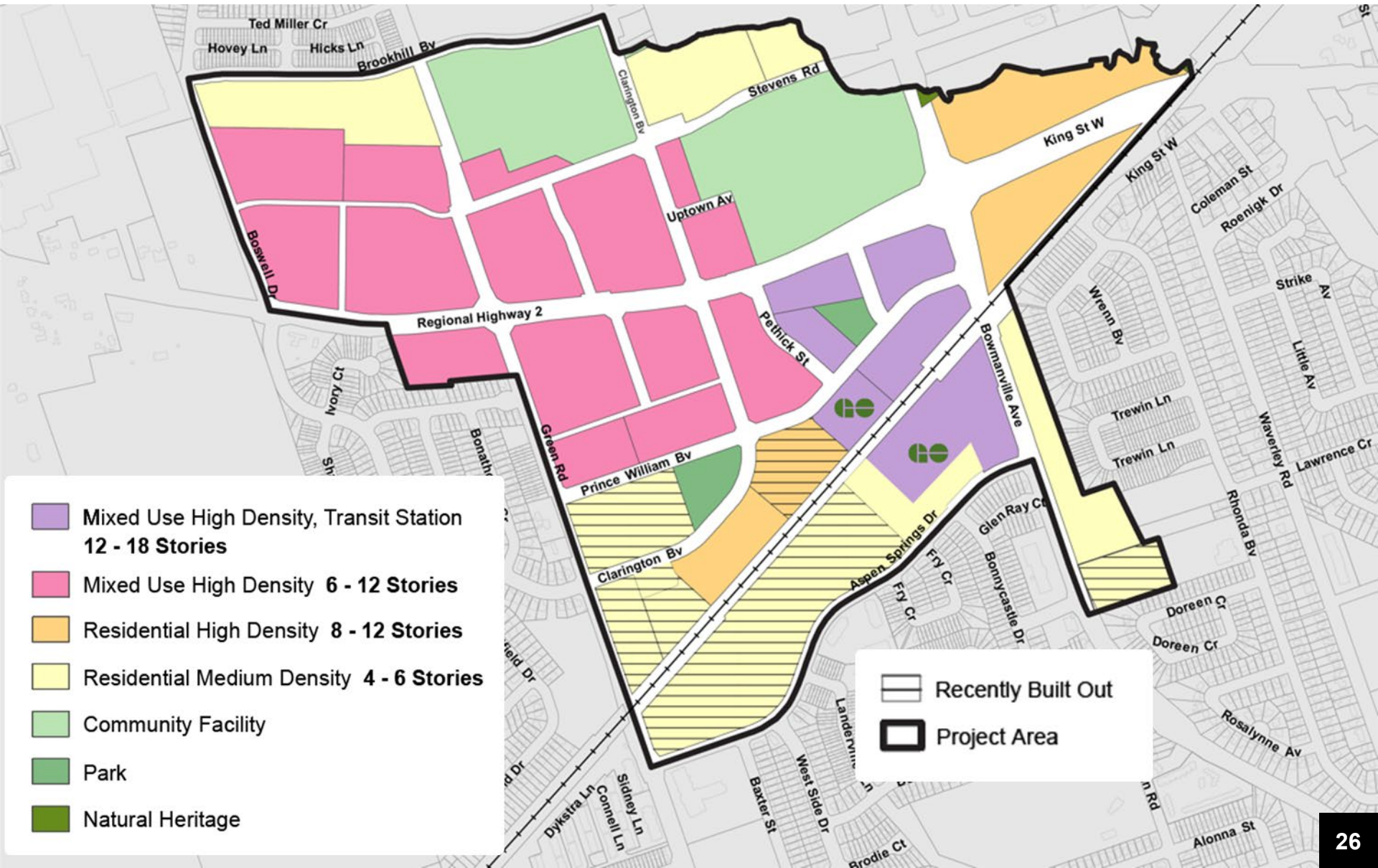


- Provision of a mix of housing types geared towards a diverse range of households

Draft Land Use Plan

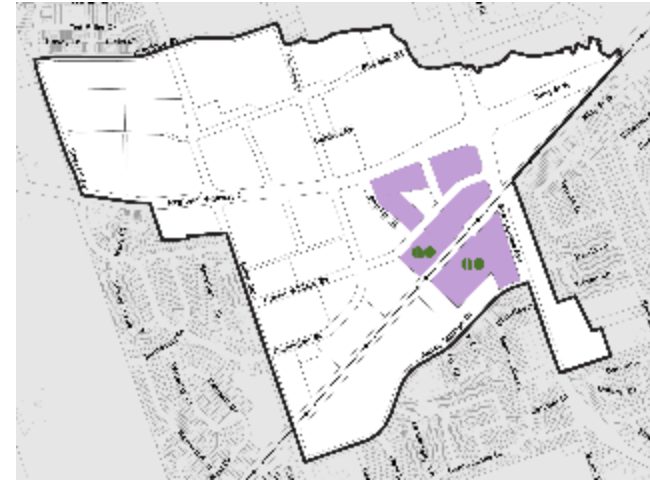


Land Use Plan – Recently Built Out



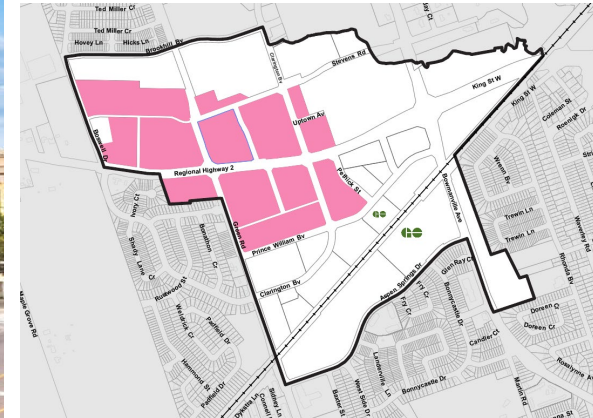
Mixed Use High Density, Transit Station

- Transit Station, Major Offices, Retail, Service Commercial, Mid Rise and High Rise Residential, Institutional, Entertainment
- 12-18 storey buildings



Mixed Use High Density

- Major Offices, Retail, Service Commercial, Mid Rise and High Rise Residential, Institutional, Entertainment
- 6-12 storey buildings



Residential High Density

- High Rise Residential, Mid Rise Residential
- 8-12 storey buildings

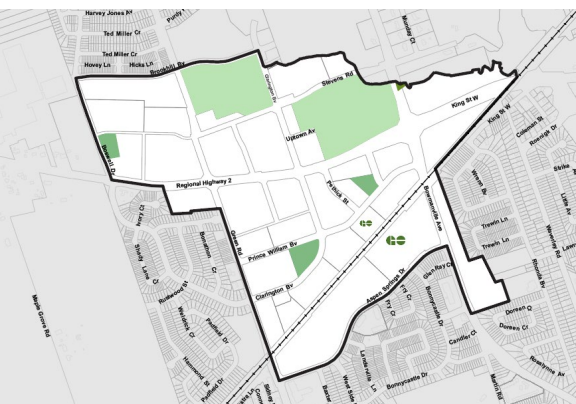


Residential Medium Density

- Mid Rise Residential,
Townhomes



Parks/Community Facility



Urban Design Tools

Urban design policies and guidelines will help be used to address compatibility



- 1) Podium / tower step backs
- 2) Tower Separation Distances
- 3) Tower floor plate sizes
- 4) Guidelines for sun / shadow impacts

Urban Design and the Public Realm

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

1) Streetscape Improvement



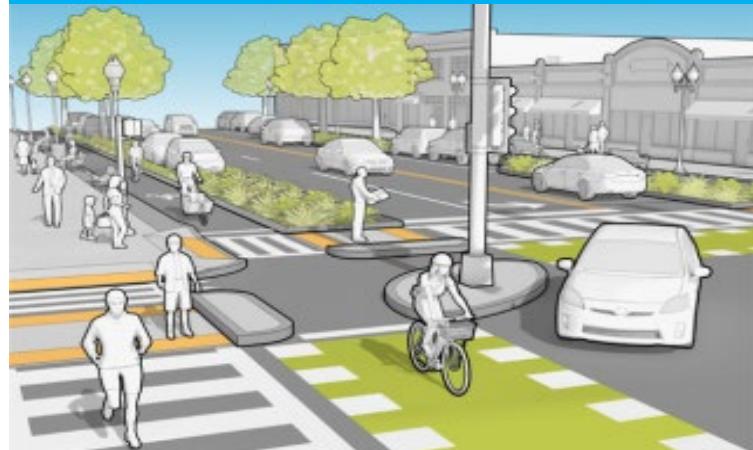
3) Gateway Areas



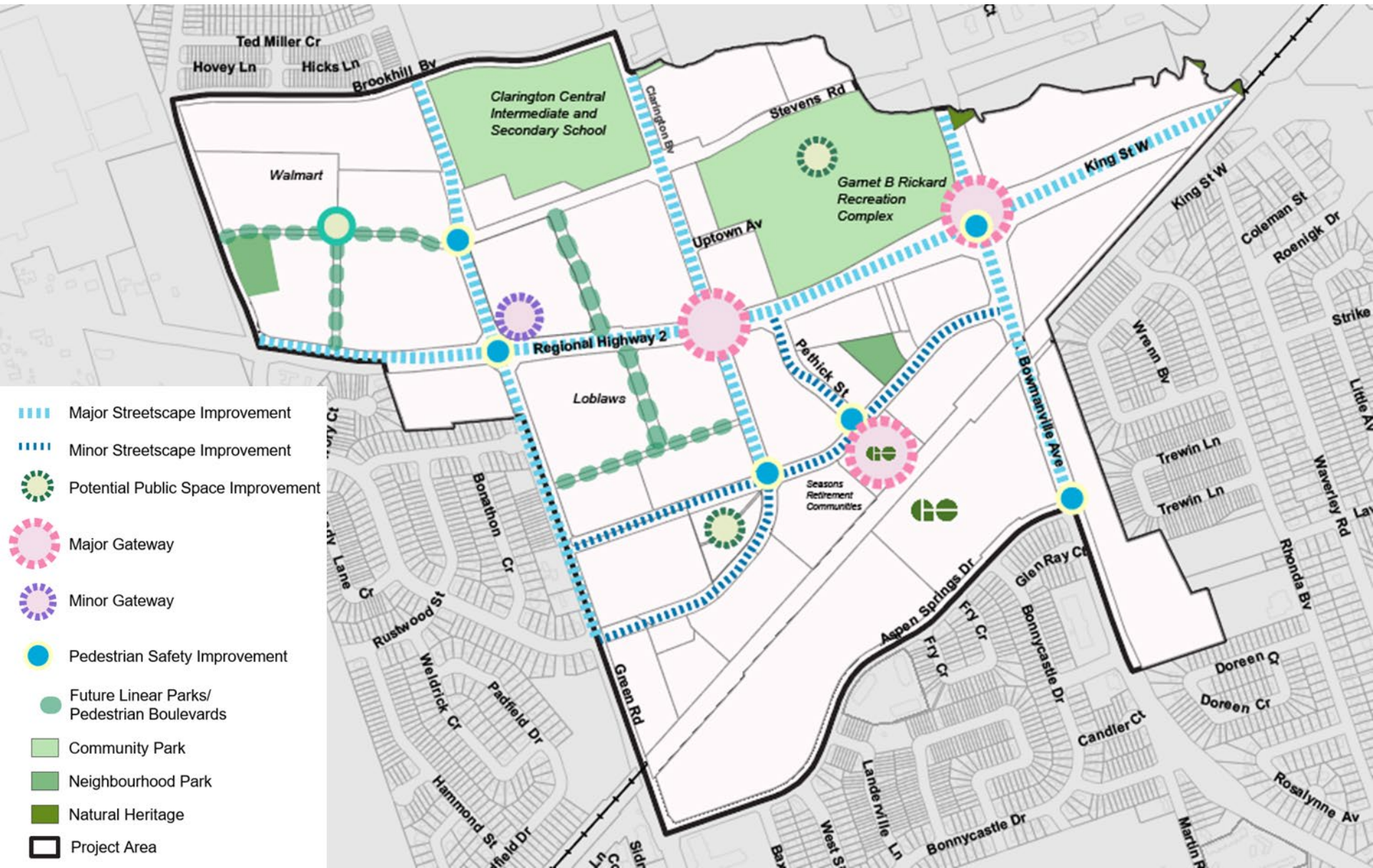
2) New Public Space



4) Pedestrian Safety Improvements



Public Realm Design Draft Concept Plan



Urban Design Directions

Safe, integrated mobility / complete streets design

Applies to street design, all new development



Urban Design Directions

Healthy urban forest canopy / linear parks / pedestrian boulevards

Applies to new development and street design



Urban Design Directions

Buildings should frame the street and public spaces, with parking options located at the rear or underground

Applies to all new development



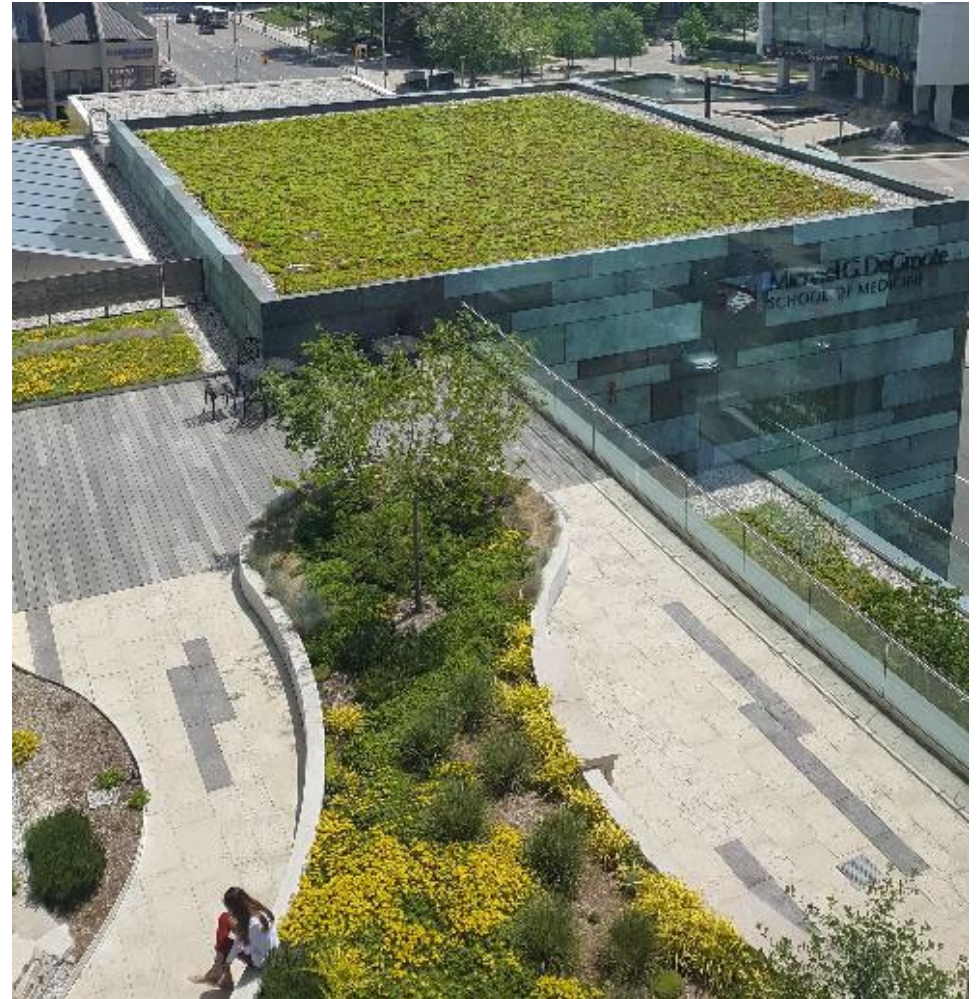
Urban Design Directions

Sustainable green building design

1) Rain gardens



2) Green roofs



3) Energy Efficient Buildings



Encourage for all new development



Part 4

NEXT STEPS

Lisa Backus – Municipality of Clarington

Next Steps on the Project

Bowmanville West Urban Centre



Phase 3:

A Plan for Bowmanville West

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

Finalize
Updated
Plans and
Zoning
By-Law

Final Report
and Council
Adoption

- **Late Spring/Early Summer:** Updated Secondary Plan and Zoning By-law; Updated 3D Model
- **Early Summer:** Statutory Public Meeting
- **Fall:** Clarington Council Adoption Meetings for Secondary Plan and Zoning By-law
- **Fall:** Region of Durham Approval Meeting





Part 4

STAY INVOLVED

Zahra Jaffer – Dillon Consulting Limited

Project Updates for the Secondary Plan

Clarington Project Contacts

- **Email Address:** BowmanvilleWest@Clarington.net
- **Website and Subscribe by Email:** <https://www.clarington.net/en/business-and-development/bowmanville-west-urban-centre.aspx>



Lisa Backus
Manager,
Community Planning
lbackus@Clarington.net



Amy Burke
Principal Planner,
Community Planning
aburke@Clarington.net

Project Updates for the GO Station and Service Expansion

Metrolinx Contacts and Upcoming Events

- **Twitter:** @GOExpansion; **Email:** DurhamRegion@metrolinx.com
- **Subscribe to Newsletter:** <http://www.metrolinx.com/subscribe>
- **Website:** <https://www.metrolinx.com/en/projects-and-programs/lakeshore-east-line-go-expansion/what-were-building/bowmanville-extension>

March 14th, 2023 and March 16th 2023 - Clarington Public Library - Bowmanville Branch

- Time: 10:00am - 12:30pm
- Address: 163 Church St, Bowmanville, ON L1C 1T7

March 14th, 2023 - Clarington Public Library - Courtice Branch

- Time: 2:00pm - 4:00pm
- Address: 2950 Courtice Rd, Courtice, ON L1E 2H8

March 16th, 2023 - Clarington Public Library - Newcastle Branch

- Time: 1:00pm - 2:30pm
- Address: 150 King Ave E, Newcastle, ON L1B 1H5

March 21st, 2023 – Oshawa Public Library – McLaughlin Branch

- Time: 10:45am – 12:45pm
- 65 Bagot Street, Oshawa, ON L1H 1N2

March 23rd, 2023 - Whitby Public Library - Central Library

- Time: 11:00am - 1:00pm
- Address: 405 Dundas St W, Whitby, ON L1N 6A1

March 28th, 2023 – Pickering Public Library – George Ashe Branch

- Time: 11:00am – 1:00pm
- Address: 470 Kingston Rd, Pickering, ON L1V 1A5



Part 5

Q&A

Lisa Backus– Municipality of Clarington

Karen Richardson – Municipality of Clarington

Paddy Kennedy – Dillon Consulting Limited