

Secondary Plans

Bowmanville East Town Centre Secondary Plan

Municipality of Clarington Official Plan
Approved October 19, 2004

Bowmanville East Town Centre Secondary Plan

1 Introduction

- 1.1 The Bowmanville East Town Centre is comprised of lands on both sides of King Street between the Bowmanville and Soper Creek valleys. It has two distinct sub-areas: the historic Downtown as shown on Map A and the East Business District as shown on Map B.
- 1.2 The East Town Centre will function as a focal point of activity, interest and identity for residents of the Municipality of Clarington. It will continue to experience growth and *redevelopment*. It is the purpose of this Secondary Plan to guide *redevelopment* within the East Town Centre.

2 Goals

- 2.1 To retain and strengthen the role of the East Town Centre as the 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.
- 2.2 To provide for ongoing *redevelopment* in the Downtown and the East Business District with emphasis on increased densities, heritage preservation and quality urban design.

3 Objectives

- 3.1 To retain and strengthen the Downtown as the administrative, cultural and symbolic centre of the Municipality.
- 3.2 To encourage the vitality of retail and service businesses which serve a regional market.
- 3.3 To provide 5,000 jobs and 1,000 housing units by 2016.
- 3.4 To provide for a mix of land uses, including institutional and community facilities, and employment and residential opportunities, to foster a healthy live/work relationship.
- 3.5 To preserve and enhance the unique character of the Downtown.
- 3.6 To provide for the integration of historic structures with *redevelopment* in the East Business District.

- 3.7 To create an urban activity corridor focused on King Street which is pedestrian oriented and extends the street-related character of the Downtown eastwards to Simpson Avenue.
- 3.8 To strengthen the connection between the East Town Centre and the West Town Centre.
- 3.9 To enhance the prominence of the east and west approaches to the East Town Centre as gateways.

4 General Land Use Policies

- 4.1 The land use designations for the East Town Centre are shown on Maps A and B of this Secondary Plan. The related land use policies are contained in Sections 5 to 11.
- 4.2 This Plan provides for approximately 80,000 square metres of retail and service floorspace, generally as follows:
- | | |
|---------------------------|----------------------|
| a) Downtown | 35,000 square metres |
| b) East Business District | 45,000 square metres |
- 4.3 The planned population of the East Town Centre is 3,100 persons.
- 4.4 The maximum height of buildings shall be six *storeys*. The *floor space index* of any building shall not exceed 1.5.
- 4.5 Future studies will be undertaken to determine the *intensification* potential within the East Town Centre for additional residential and commercial development, consistent with emerging Provincial policy and the historic character of the community.
- 4.6 The Municipality, in co-operation with local businesses, will:
- Promote the Downtown as a point of tourist activity
 - Undertake *streetscape* improvements
 - Encourage facade and signage improvements
 - Undertake a marketing and renewal program to promote the East Town Centre.
- 4.7 For the purpose of Section 10.9.3 of the Official Plan and in consideration of land use and urban design objectives of this Plan, the intersections of King Street with Liberty Street, Simpson Avenue and Mearns Avenue are prominent intersections which Council deems to have important visual significance.

5 Street Related Commercial Area

5.1 This designation incorporates the historic downtown area and redeveloping lands along King Street. In the Downtown, commercial buildings have traditionally been built to the streetline, with a continuous facade having main entrances at grade. For the lands east of George Street, recent *redevelopment* has been varied including plazas, conversions of residential dwellings and street-front *development*. In this designation, all *redevelopment* will be oriented to the street-front in accordance with the urban design principles of Section 10.4.7.1 of the Official Plan and the site development criteria of Section 10.4.7.2.

5.2 Permitted uses are:

- Retail, service, and office uses
- Hotel and convention facilities
- Residential *dwelling units* generally above the ground floor
- Recreational and cultural facilities including movie theatres, bowling alleys and places of entertainment, but not including video arcades and adult entertainment uses
- Community uses

5.3 Notwithstanding the above, no drive-through retail or service establishments are permitted in the Street-Related Commercial Area in the Downtown and the portion of the East Business District west of Liberty Street.

5.4 Existing uses within the Downtown and the portion of the East Business District east of Liberty Street which are not compatible with the historic character of the area or the future vision for street-related commercial *redevelopment*, such as auto-related sales and service, service stations, and commercial uses with outdoor storage, shall be encouraged to relocate to areas outside the East Main Central Area.

5.5 In the *redevelopment* of lands, the Municipality will:

- a) Encourage the consolidation of smaller land parcels;
- b) Require the preparation of comprehensive *redevelopment* plans for larger areas than the subject site, where necessary;
- c) Encourage joint parking arrangements in accordance with Section 13.4 of this Plan; and
- d) Encourage the preservation, renovation and reuse of historic buildings.

- 5.6 Notwithstanding the requirement for new *development* to be built close to the street-line, in the East Business District east of Liberty Street a one-time, limited expansion of an existing commercial use may be permitted where Council is satisfied that it assists to implement the objectives of this Plan and improves the building's relationship to the street.

6 General Commercial Area

- 6.1 This designation recognizes the Bowmanville Mall as the major anchor of the Bowmanville East Main Central Area comprising approximately 10,000 square metres of *gross leasable floor area*. The Bowmanville Mall was built back from the streetline. Any further *development* or *redevelopment* should improve on the existing character of the area by infilling closer to the King Street streetline, developing second *storey* uses and vertical elements, incorporating a wider variety of uses and high quality architectural and landscape design.

- 6.2 Permitted uses are:

- Retail, service and office uses
- Recreational and cultural uses including theatres, places of entertainment and bowling alleys, but not including video arcades and adult entertainment uses
- Residential *dwelling units* generally above the ground floor
- Community facilities

- 6.3 *Development* or *redevelopment* will conform with the following site development criteria:

- a) A maximum *floor space index* for commercial uses on any site shall not exceed 0.40;
- b) A combined *floor space index* for *mixed use* buildings shall not exceed 1.5 where there are residential uses located above the ground floor; and
- c) Compliance with Section 10.4.7.2 (a) to (h) of the Official Plan.

7 Mixed Use Area

- 7.1 The Mixed Use Area currently contains predominantly residential dwellings. It is the intention of this Plan to allow for the conversion or *redevelopment* of existing structures to enhance the character of these areas.

- 7.2 Permitted uses are:

- Low density residential
- Personal service and office uses
- Limited *retail uses* including gift shops
- Mixed use buildings

7.3 *Development or redevelopment* shall conform with the following site development criteria:

- a) The existing facade of the residential structure shall be retained, wherever possible;
- b) Additions to the existing structure shall be to the side or rear of existing buildings;
- c) Additions will complement the historic character of the existing building in terms of materials, scale, *massing* and architectural style;
- d) Additions should enhance the pedestrian character of the *streetscape*; and
- e) Compliance with Section 10.4.7.2 (a) to (h) of the Official Plan.

8 Residential

8.1 The Plan recognizes existing residential uses on the north side of King Street in the East Business District and the south side of Wellington Street in the Downtown.

8.2 Permitted uses are:

- For lands designated “Residential” in the Downtown, medium or high density residential uses in accordance with section 9.4 of the Official Plan
- Special needs housing
- Community facilities

8.3 Low Density Residential Area

8.3.1 Permitted uses on lands designated Low Density Residential includes residential, *home-based occupation* uses, *parks*, schools, institutions or community facilities. Other than *home-based occupations*, no other commercial use is permitted in the Low Density Residential Area.

8.3.2 The maximum density of *development* shall be up to 30 units per net residential hectare.

8.4 Medium Density Residential Area

8.4.1 Permitted uses on lands designated Medium Density Residential include residential, *special needs housing*, or community facilities. Predominant dwelling types include townhouses, stacked townhouses and low-rise apartment buildings.

8.4.2 The maximum density of *development* shall be up to 60 units per net residential hectare.

8.4.3 In addition to the uses permitted by clause 1 of this Section, on the lands known for municipal purposes in 2004 as 258 King Street East, a single building may be constructed and used with a mix of residential uses and such commercial uses that Council considers to be appropriately limited in scale and type having regard to the capacity, operations and safety of King Street East and Galbraith Court and to the compatibility with adjacent residential uses provided that:

- a) A minimum of 50% of the gross floor area of the building is constructed and used for residential purposes; and
- b) Commercial uses do not exceed a maximum of 400 square metres.

8.5 High Density Residential Area

8.5.1 Permitted uses on lands designated High Density Residential include residential, *special needs housing*, community facilities or *parks*. Predominant residential dwelling types include townhouses, stacked townhouses and apartment buildings up to 6 stories in height.

8.5.2 The density of *development* shall be 40 to 100 units per net residential hectare, except where a High Density Residential Area is located abutting the Regional Transit Spine identified on Map B, where the density shall be 60 to 100 units per net residential hectare.

8.5.3 Parking for all residential units shall generally be located to the rear of the dwelling unit and may be accessed from the rear of dwelling by means of laneways.

8.5.4 Notwithstanding Sections 8.5.1 and 8.5.2 for the lands municipally addressed as 105 Queen Street, the following shall apply:

- a) Buildings fronting on Queen Street shall have a maximum height of 5 *storeys*;

- b) Buildings further than 80 metres from the Queen Street frontage shall have a maximum height of 9 *storeys*; and
 - c) A maximum density of 186 units per net residential hectare.
- 8.6 Notwithstanding the above, the Municipality encourages the retention, adaptation, and reuse of buildings of historic or architectural significance.
- 8.7 A minimum of 30% of housing units within the East Main Central Area shall be *affordable*.

9 Parks and Squares

- 9.1 Rotary Park is identified as a District Park on Map A in accordance with the provisions of Section 18.3 of the Official Plan.
- 9.2 The Municipality shall generally take cash-in-lieu of parkland for the purposes of acquiring public land within the East Town Centre or parkland *development* in adjacent residential neighbourhoods.
- 9.3 The Municipality will endeavour to enhance the social and physical environment of the Downtown by creating a larger, functional civic square in proximity to the Municipal Administrative Centre.
- 9.4 The Municipality will endeavour to provide additional parkland within the Downtown, including pocket parkettes and civic spaces.

10 Community Facilities and Institutions

- 10.1 Community Facilities include uses such as post offices, places of worship, cemeteries, community centres, fire and police stations, libraries, art and cultural facilities, day care facilities, and schools.
- 10.2 Institutional uses include such uses as government offices and hospitals.
- 10.3 It is the Municipality's intent to maintain the Downtown as the administrative and symbolic centre of Clarington through the retention and expansion of the existing municipal administration building and the provision of other services such as the library and the senior's activity centre.
- 10.4 The Municipality will investigate the establishment of a civic focus along Temperance Street with distinctive *streetscape* standards.
- 10.5 Senior levels of government and private corporations are encouraged to retain or establish administrative facilities within the Downtown.
- 10.6 Council recognizes the significant role of the Bowmanville Memorial Hospital in providing health care services to local residents and supports further expansion of the hospital. The Municipality encourages the attraction and

retention of other uses supportive to the Hospital including medical offices and long term care facilities.

11 Environmental Protection Areas

- 11.1 Environmental Protection Areas shall be subject to the provisions of Section 14.4 of the Official Plan.
- 11.2 Notwithstanding Section 14.4.3 of the Official Plan, *development* and *redevelopment* on the Bowmanville Mall lands may be permitted to the defined top-of-bank of the Soper Creek provided provision is made for public access and connection to a valleyland trail system.
- 11.3 Notwithstanding Section 14.4.3 of the Official Plan, it is recognized that the Vanstone Mill has historically been located within the valleyland of the Bowmanville Creek. Further *development* and *redevelopment* within the valleylands are permitted provided:
- a) It is located outside of the floodplain;
 - b) Erosion control works are undertaken;
 - c) Environmental protection lands are dedicated to the Municipality; and
 - d) Arrangements are made to restore and enhance the natural features within the Bowmanville Creek corridor.

12 Urban Design

- 12.1 Urban Design Guidelines will be prepared to implement the policies of the Secondary Plan. They will provide guidelines with respect to the design, *massing*, height, scale and location of buildings in context of the streets, *parks* and public spaces. They will identify the preferred location of parking areas and laneways, landscape treatment, *streetscape* design and other necessary features that are important to achieve the goals and objectives of this Plan. Urban Design Guidelines may also address specific features such as façade improvements and signage. These guidelines will provide guidance for the evaluation of *development* proposals for site plan approval.
- 12.2 The Guidelines will form an appendix to this Secondary Plan. They may be reviewed from time to time and revised without amendment to the Official Plan, provided they conform to this Secondary Plan.
- 12.3 Prior to the completion and adoption of Urban Design Guidelines for the East Town Centre, the general urban design principles of Section 10.4.7.1 of the Official Plan, the site development criteria of this Plan and Section 10.4.7.2 of

the Official Plan, and the following policies shall be implemented in any *development* or *redevelopment*:

- a) Views and vistas of prominent buildings will not be significantly impacted;
- b) Any facade improvement in the Downtown will complement the historic and architectural character of the area by using similar materials and styles;
- c) Any *redevelopment* within the Downtown shall be a minimum of two *storeys*; and
- d) Public views of the Bowmanville and Soper Creek valleys will be enhanced in the design and siting of buildings.

12.4 The Municipality will establish special signage standards to enhance the character of the Downtown.

12.5 Urban Design Guidelines prepared for the East Business District, east of Liberty Street, are appended to this Plan.

13 Transportation and Parking

13.1 The Municipality will implement various measures, subject to budgetary approval, to enhance traffic operations, safety and capacity on King Street East, and achieve the objectives of this Plan including:

- a) Improving road geometry, rationalizing lane arrangements, installing raised centre medians where appropriate and other design modifications;
- b) Widening sidewalks and incorporating *streetscape* enhancements to improve the pedestrian *environment*;
- c) Reviewing regulations for street parking;
- d) Adding additional traffic signals and optimizing traffic signal timing;
- e) Encouraging the relocation of undesirable private accesses; and
- f) Investigating the designation of King Street East as a controlled access road under the Municipal Act, 2001, and the closing of undesirable private accesses.

13.2 The existing grid of public streets within the Downtown and the East Town Centre shall be maintained and extended wherever possible. It is the

Municipality's policy to implement the following extension of the grid system as required by transportation need and when funding is budgeted:

- a) The extension of Church Street East through to connect with Galbraith Court; and
- b) The extension of Simpson Avenue north from King Street East to provide access to residential development lands north of the proposed Church Street East extension.
- c) In addition, the Municipality will investigate the possible construction of a private road on the hospital lands to extend George Street through to Prince Street in any hospital expansion.

13.3 Access directly onto King Street will generally be prohibited. Access from side streets and/or shared access with adjacent *development* should be provided.

13.4 Wherever possible, *development* shall provide for joint parking and street access between abutting properties to facilitate the movement of vehicles and improve the supply of parking. In no case shall development preclude the possibility of shared parking and access being provided to adjoining properties at a future date. In any *development* or *redevelopment* of the East Business District east of Liberty Street, an integrated system of private lanes shall be provided to permit movement of passenger vehicles between adjoining commercial properties. The internal laneways shown on Map B are conceptual and the exact location shall be determined through site plan approval. The Municipality will encourage the transfer of easements by private land owners to secure access between abutting properties on internal laneways. In the event Council of the Municipality of Clarington is of the opinion that an integrated system of private lanes is not likely to be provided in whole or in part, Council shall investigate the possibility of establishing (1) an integrated system of public and private lanes, (2) an integrated system of public lanes, or (3) the extension of Queen Street between St. George Street South and Frank Street on an appropriate alignment in order to achieve the intent of this Section 13.4.

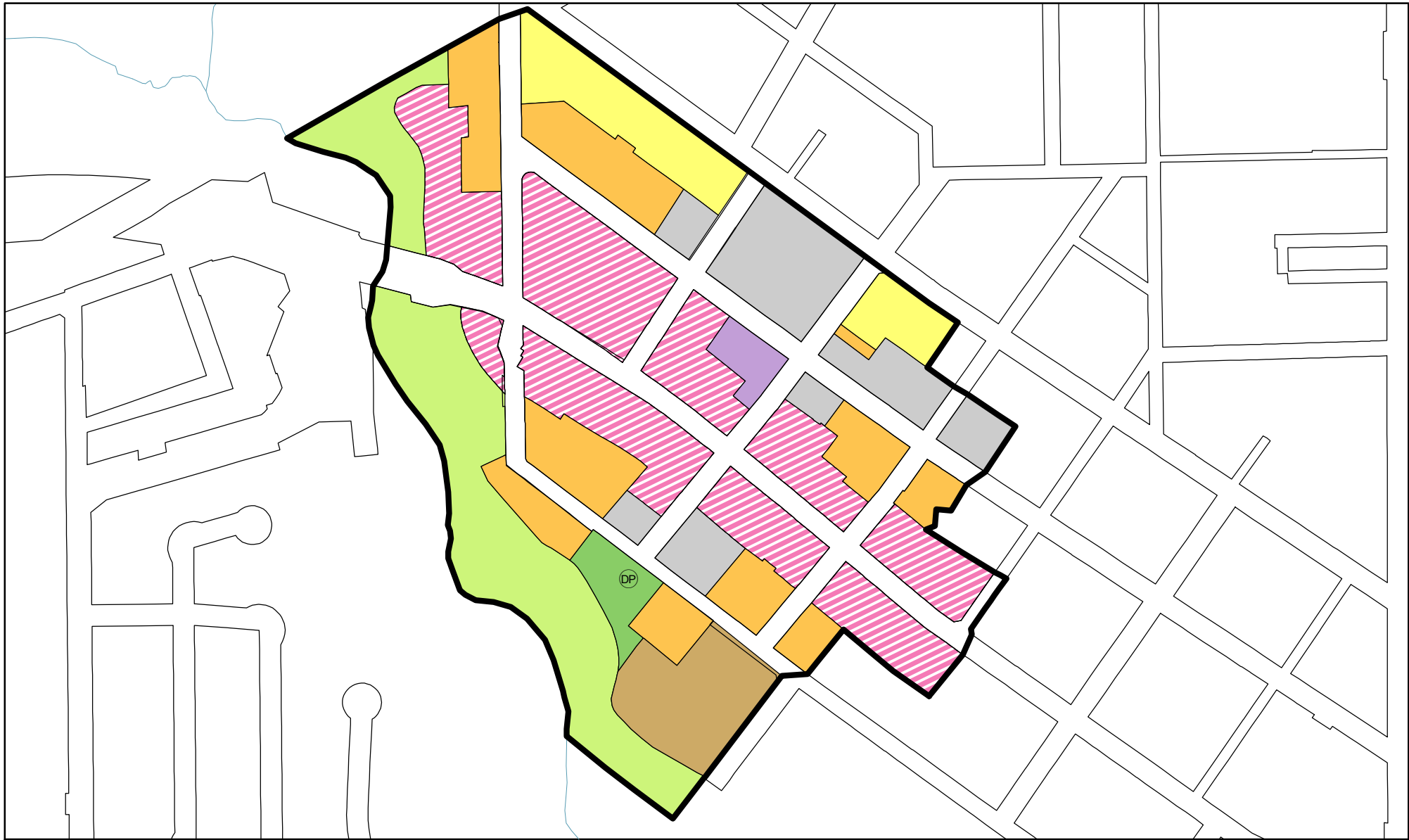
13.5 The Municipality will investigate options to improve the supply of public parking within the Downtown.

13.6 Off-street parking requirements shall be in accordance with Section 19.10 of the Official Plan.

13.7 The Municipality may require a traffic impact study for any proposal for *development* or *redevelopment* to ensure that it does not negatively impact operation safety and capacity of the road network.

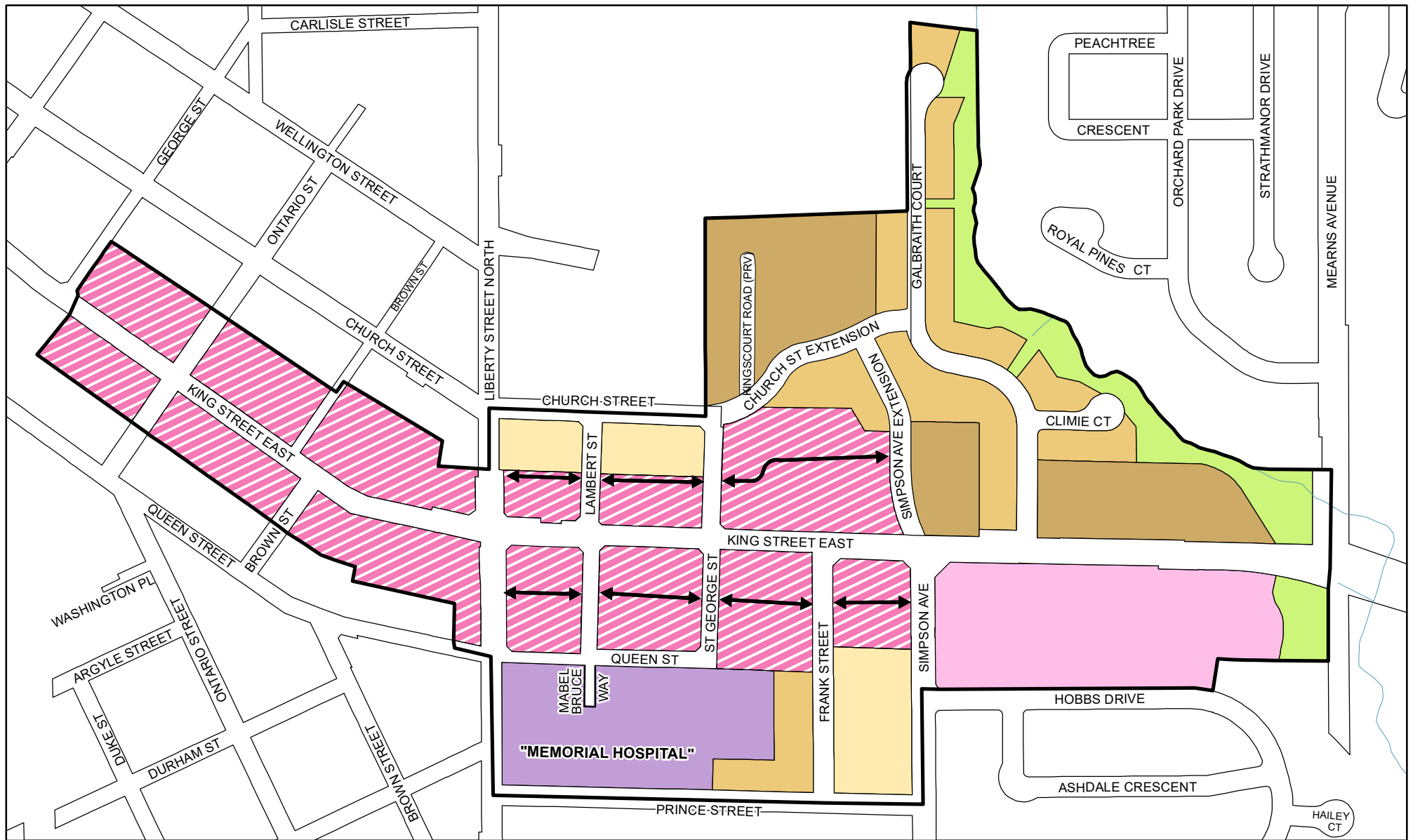
14 Implementation and Interpretation

- 14.1 This Plan refines and implements the policies of the Official Plan. Unless otherwise indicated, the policies of the Official Plan shall apply to this Secondary Plan.
- 14.2 The policies of this Plan shall be implemented and interpreted in conjunction with the applicable policies of the Official Plan.



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|  Downtown Boundary |  Mixed Use Area |
|  Residential |  Institution |
|  High Density Residential |  Community Facility |
|  Street-Related Commercial Area |  Environmental Protection Area |
| |  District Park |

MAP A
LAND USE
DOWNTOWN
BOWMANVILLE
EAST TOWN CENTRE
SECONDARY PLAN
November, 2024
OFFICE CONSOLIDATION



- | | |
|------------------------------------|-------------------------------|
| East Main Street District Boundary | General Commercial Area |
| Low Density Residential | Institution |
| Medium Density Residential | Environmental Protection Area |
| High Density Residential | Internal Laneway |
| Street-Related Commercial Area | |

MAP B LAND USE EAST MAIN STREET

BOWMANVILLE
EAST TOWN CENTRE
SECONDARY PLAN

November, 2024
OFFICE CONSOLIDATION