



# Welcome to Public Information Centre #2

## Bowmanville East Urban Centre

Secondary Plan Update

# Meeting Agenda

6:15 - 6:25 Welcome and Introductions

6:25 - 6:55 Overview Presentation

- Existing Conditions
- Policy Framework
- Issues and Opportunities

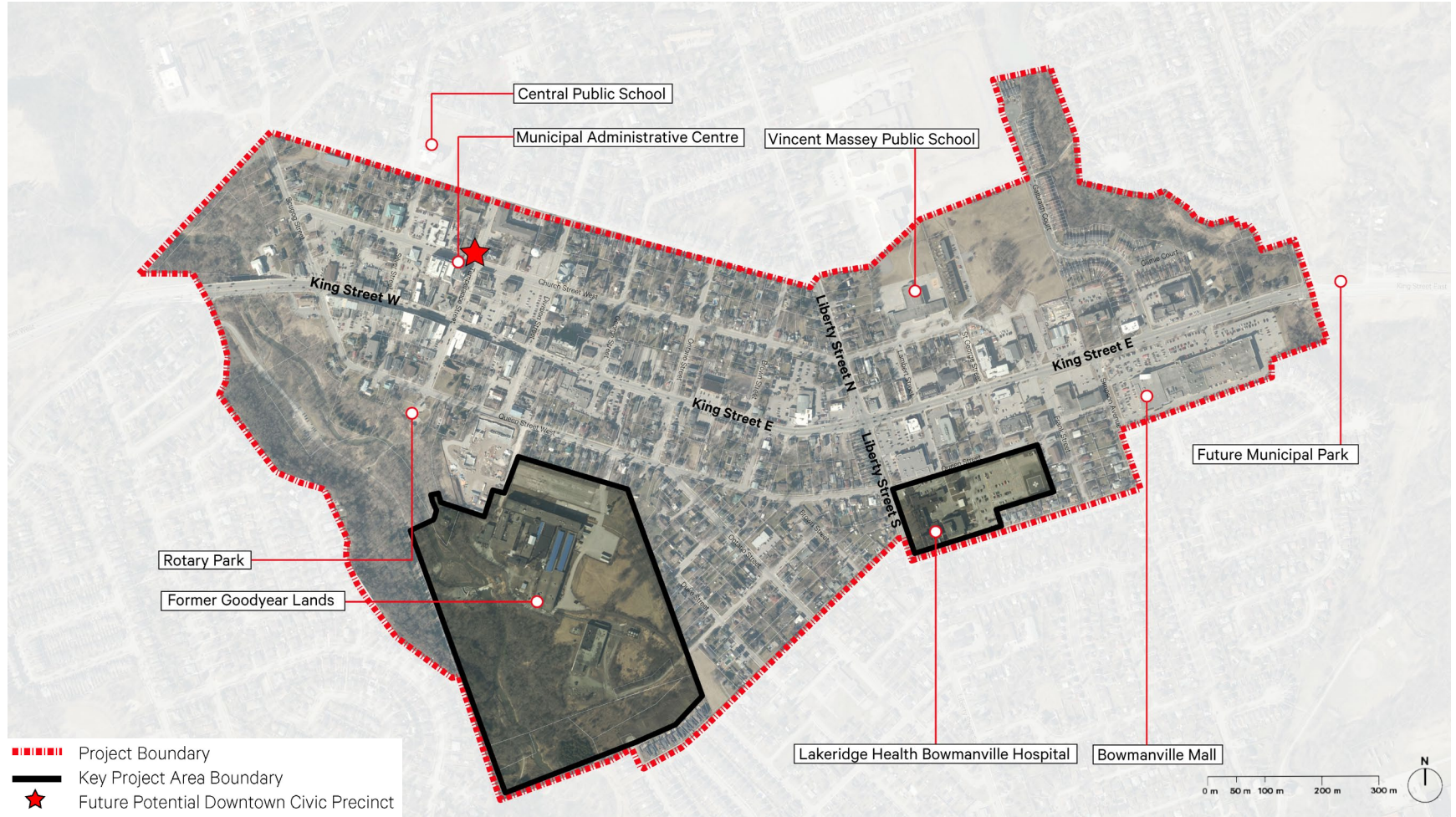
6:55 - 7:00 Introduction to Table Exercise

7:00 - 8:00 Table Exercises and Open House

# Project Purpose and Process



# Project Area





# Project Purpose



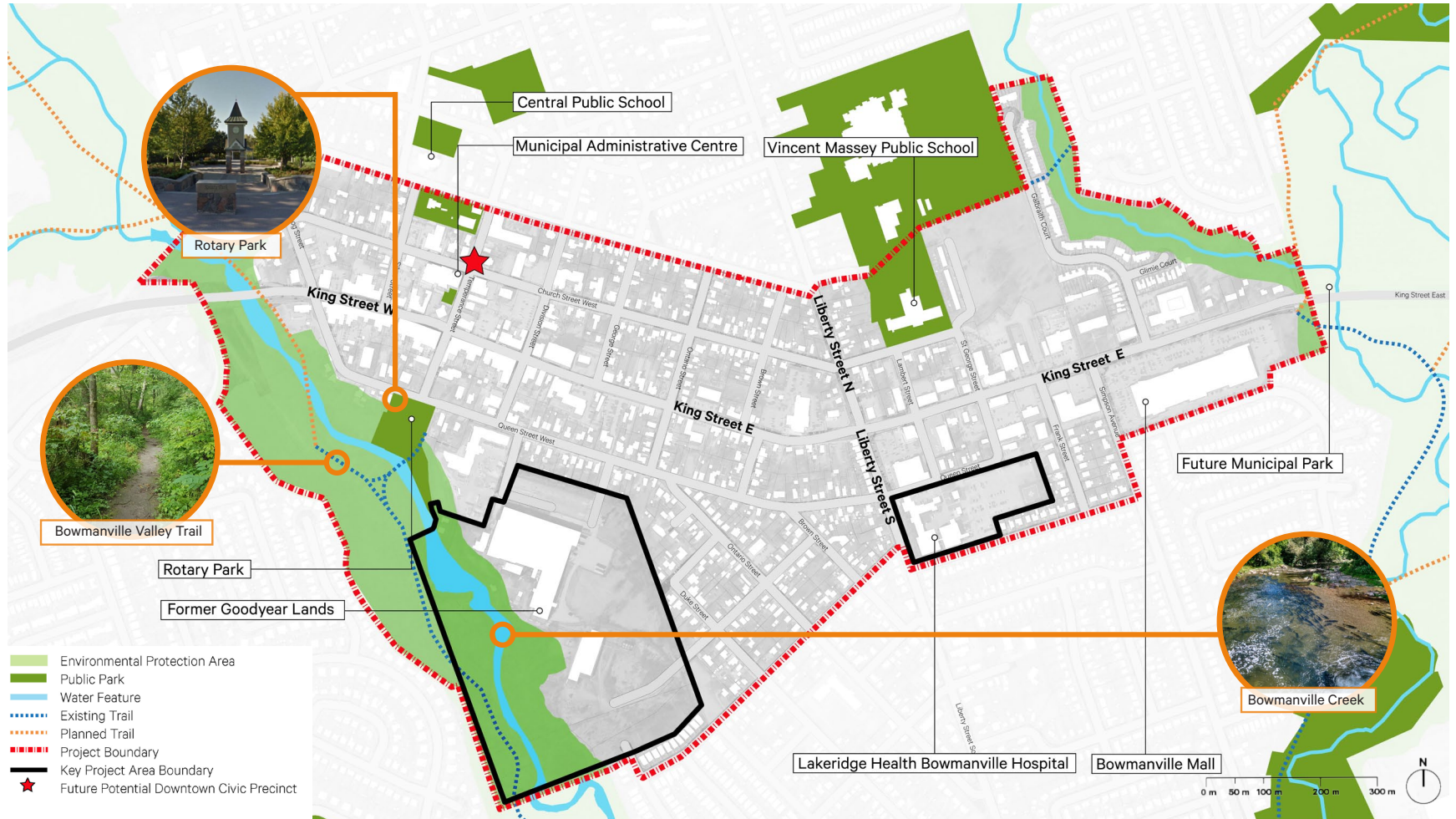
# Project Process and Timeline





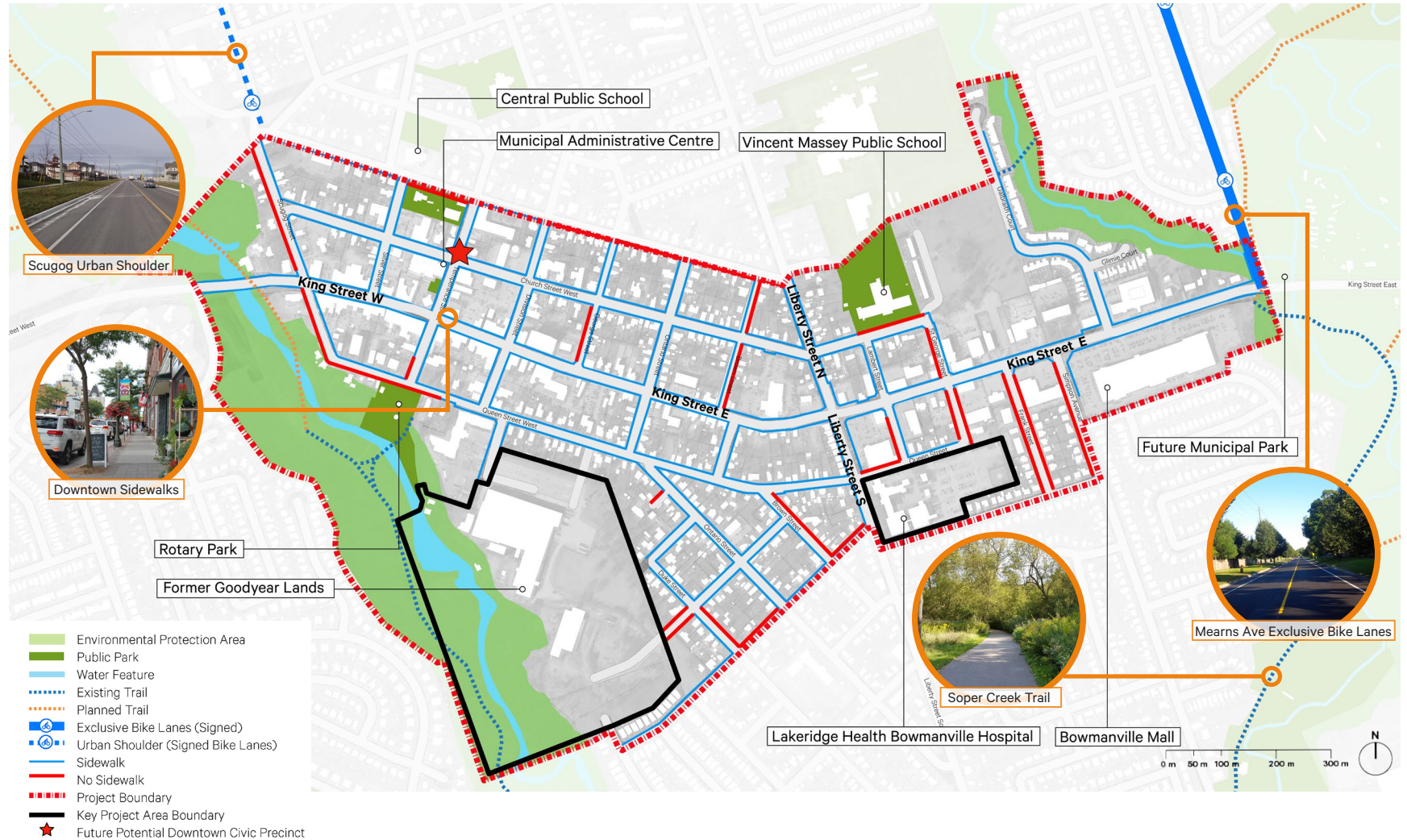
# Existing Conditions

# Parks and Natural Areas





# Active Transportation Network



# Land Use and Built Form



The Historic Downtown



Civic Uses



High-rise Residential



Auto-Oriented Retail



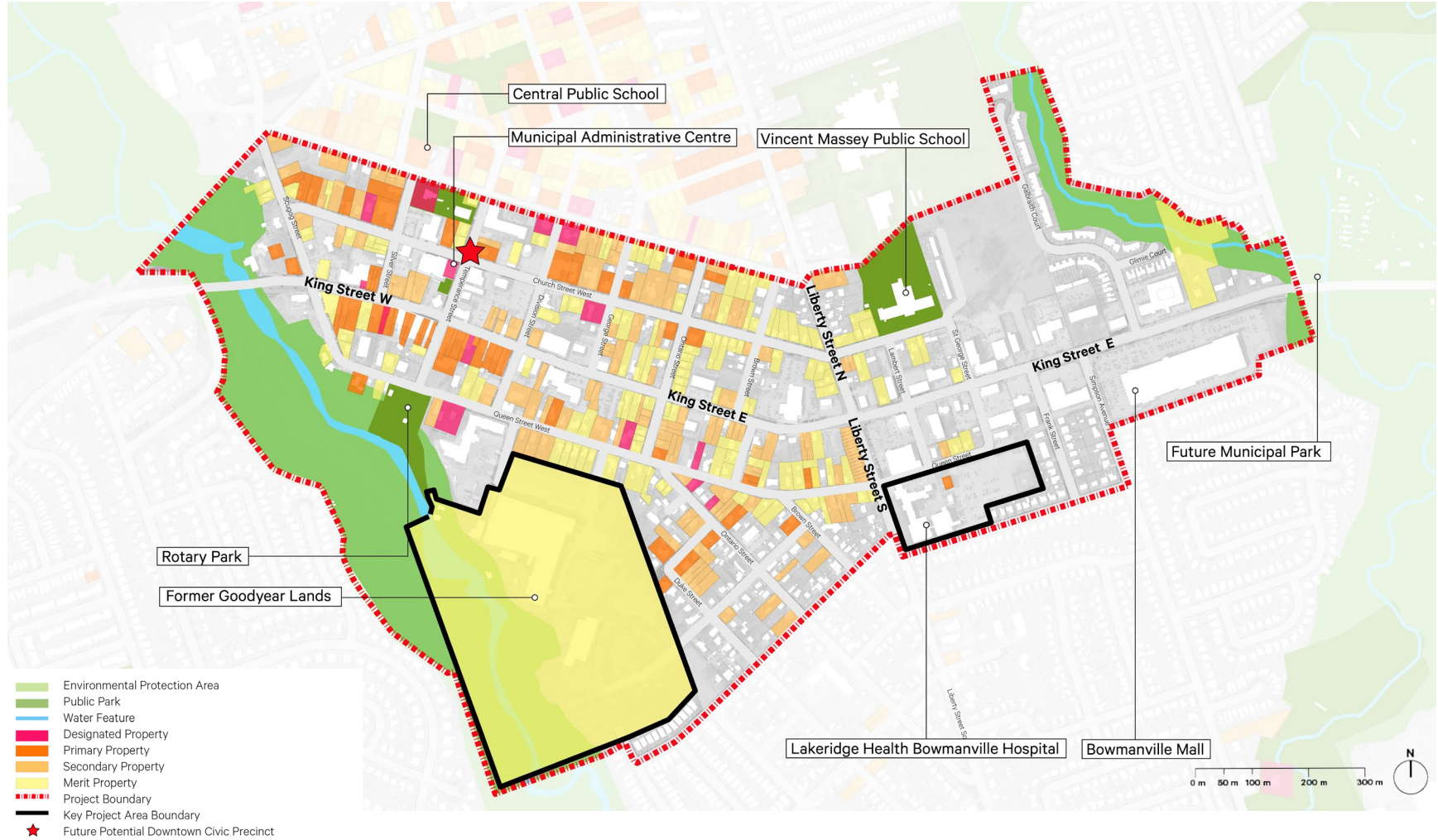
Low-rise Residential



Surface Parking Lots

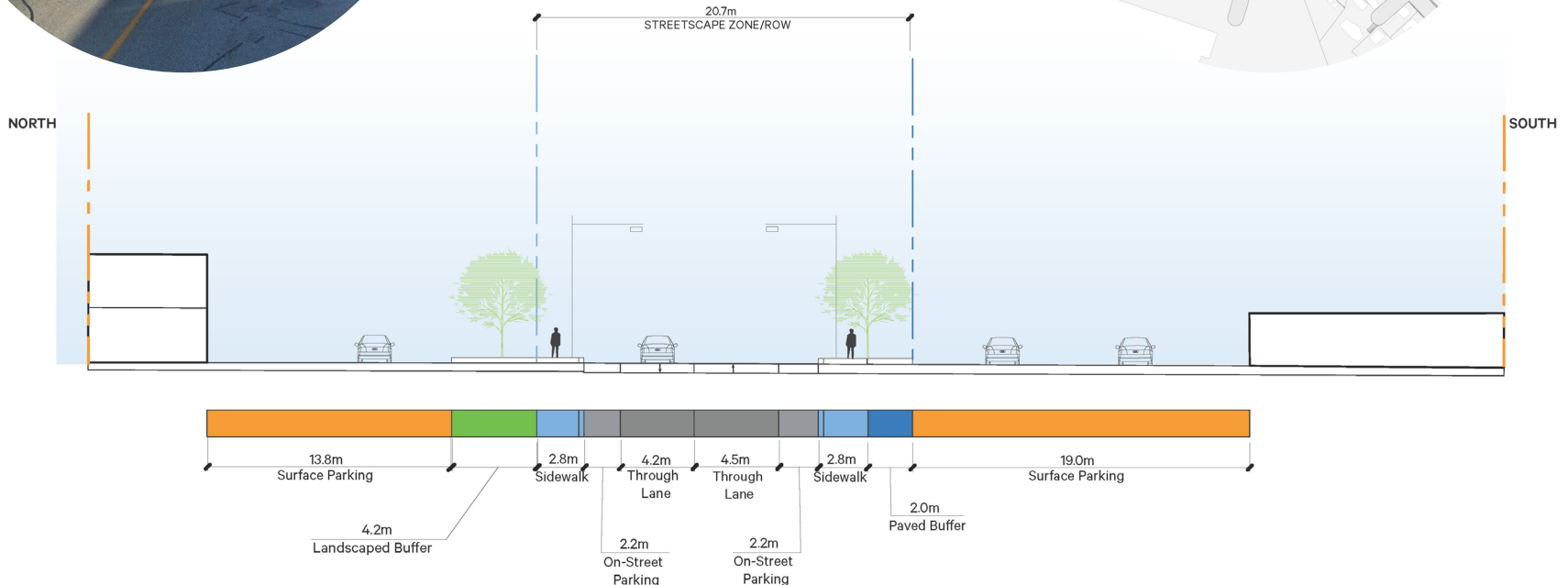


# Heritage Properties



# Public Realm Analysis - King Street East

Between Division and George



# Policy Framework



# Strategic Growth Area and Regional Centre

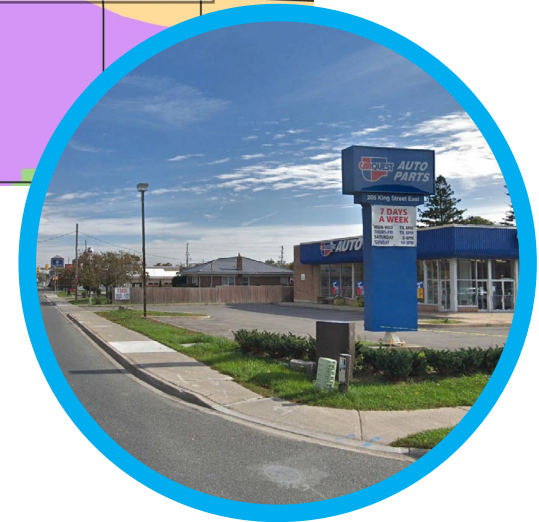
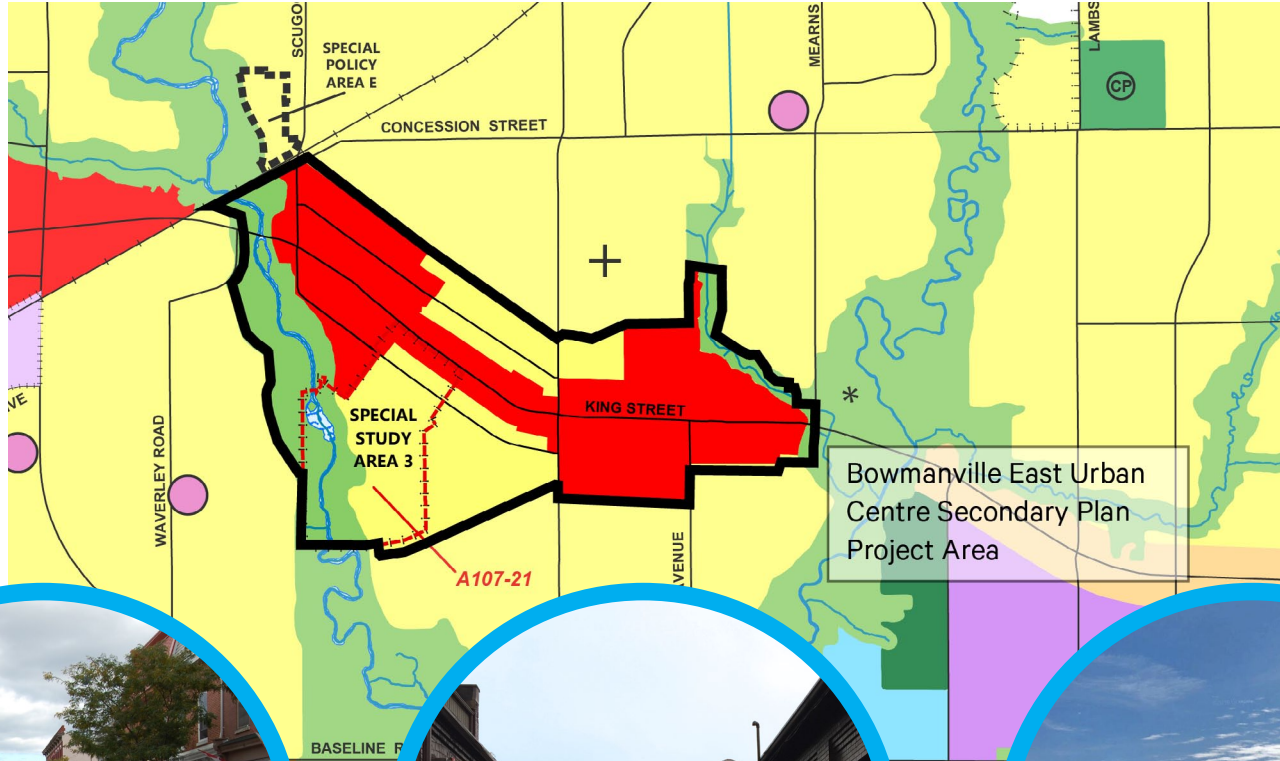
## Growth Plan for the Greater Golden Horseshoe

- Direct intensification to strategic growth areas
- Support the achievement of complete communities
- Identify appropriate types and scale of development

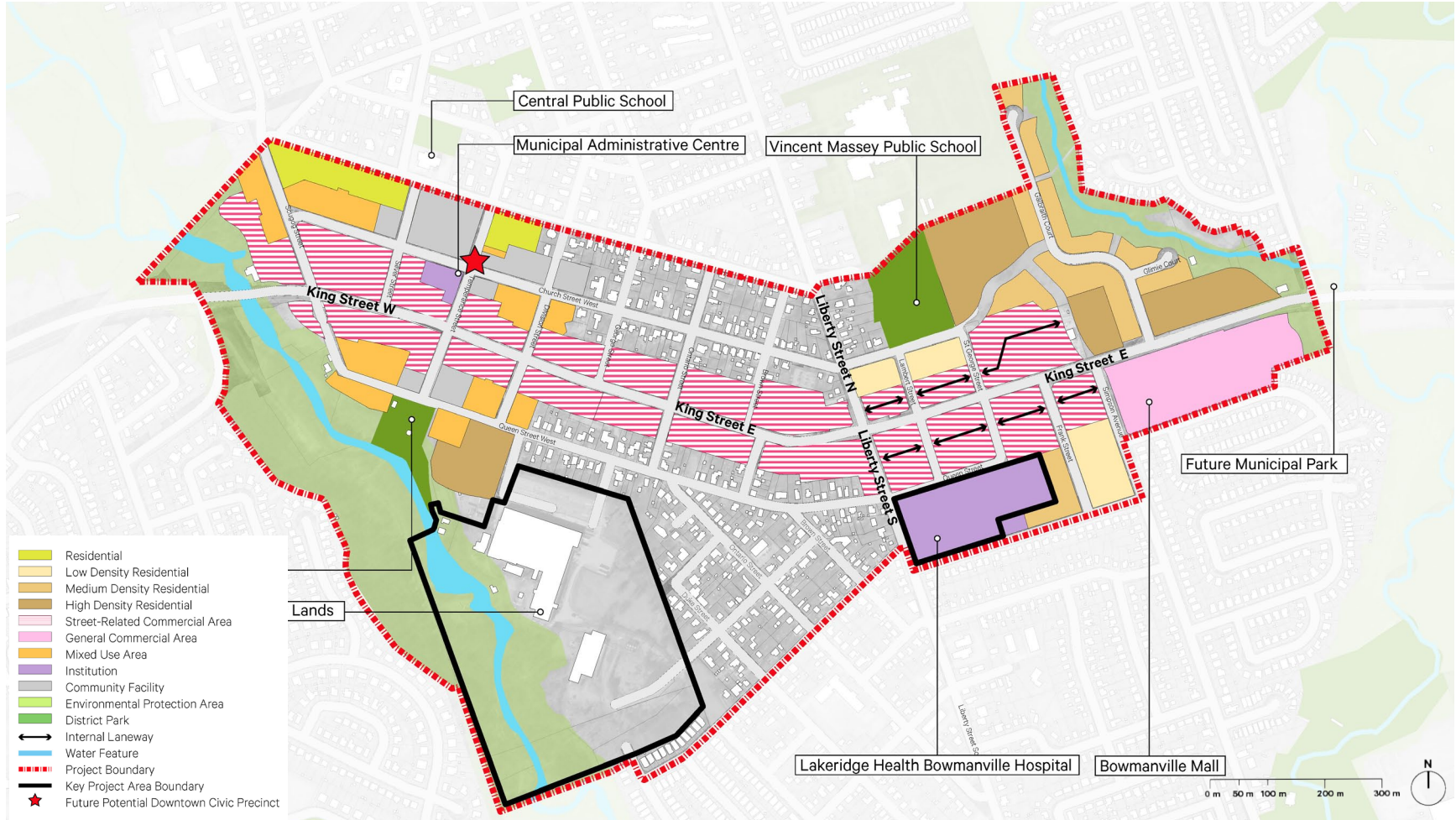
## Durham Regional Official Plan

- Regional Centres to be developed as concentrations of urban activity
- Accommodate an overall density target of 75 residential units per gross hectare and a minimum floor space index of 2.5

# Bowmanville East Urban Centre

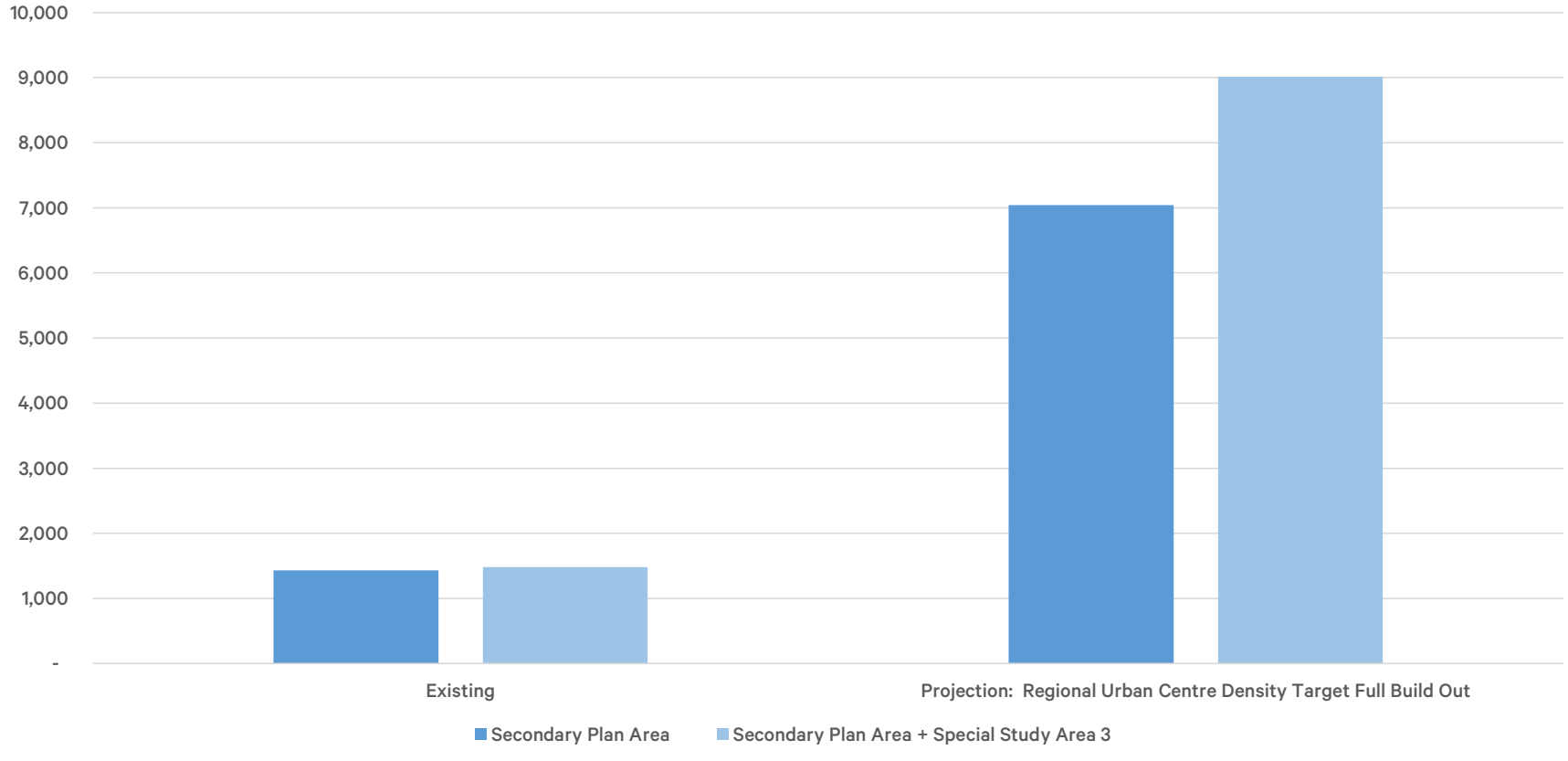


# The Current Secondary Plan

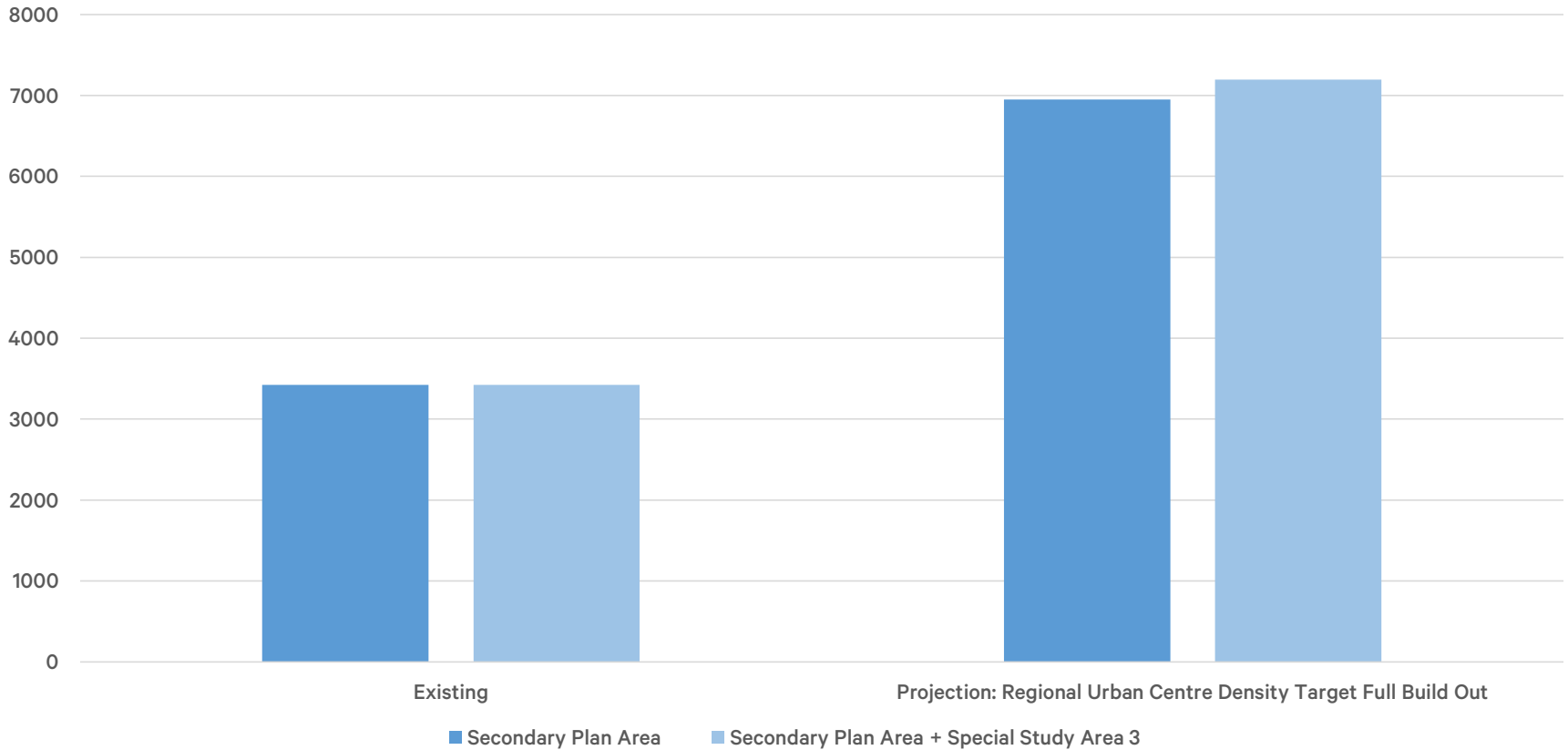




# Existing and Projected Residential Population



# Existing and Projected Jobs



# Issues and Opportunities



# Results of Public Engagement



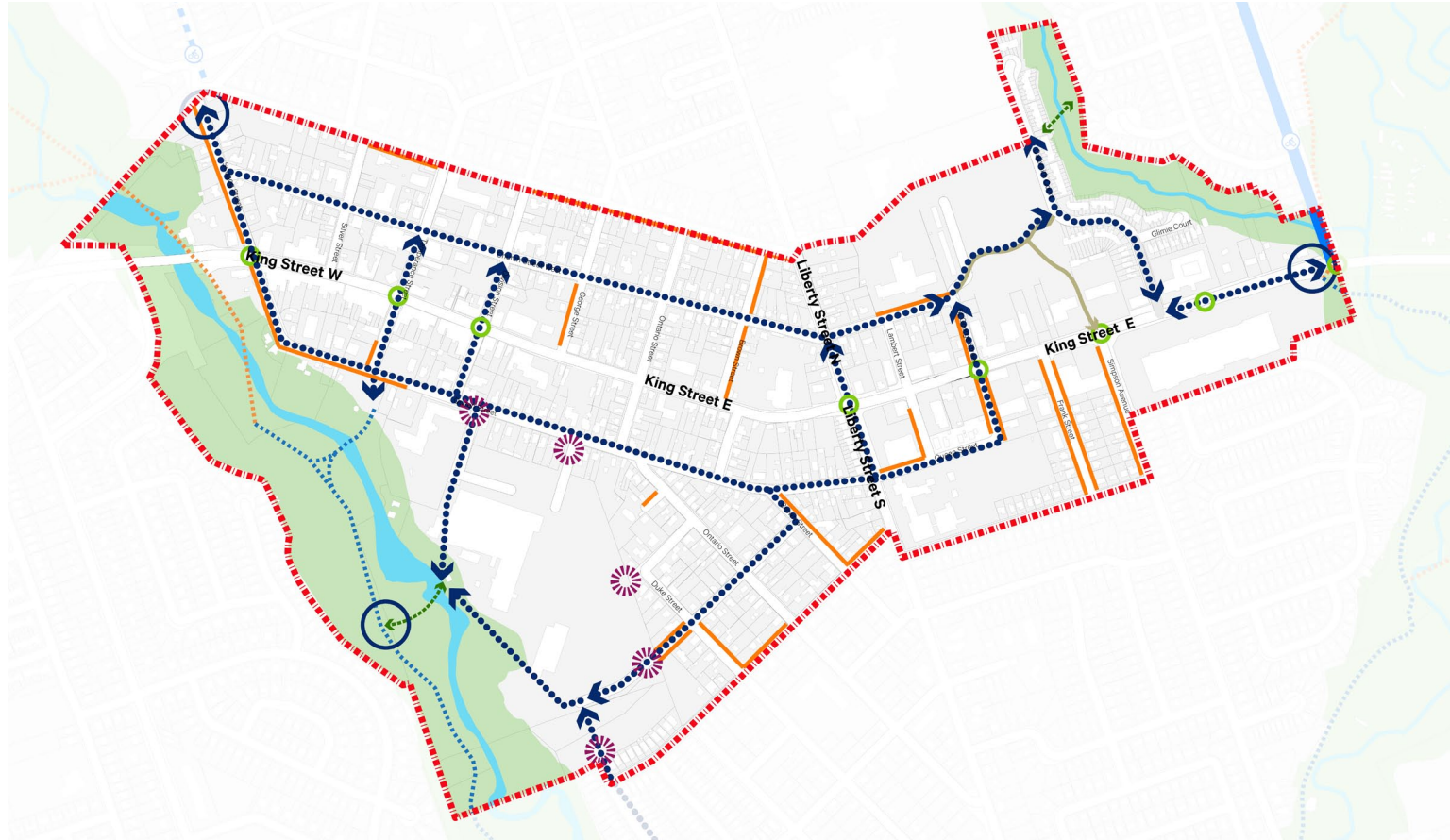
## Support For...

- A diverse mix of uses to ensure that Bowmanville East has activity throughout the day and into the evening
- Improved active transportation and pedestrian infrastructure
- Goodyear lands and expansion of Bowmanville Hospital as major catalysts for revitalization
- Taller buildings in discrete locations, as long as they are human-scaled, shadow impacts are considered and heritage buildings are respected

## Concern about...

- Traffic impacts that may result from new development, particularly along King Street and Queen Street resulting from Goodyear Lands and hospital expansion
- Amount of parking available within each of the Key Project Areas, with a specific desire for more parking Downtown

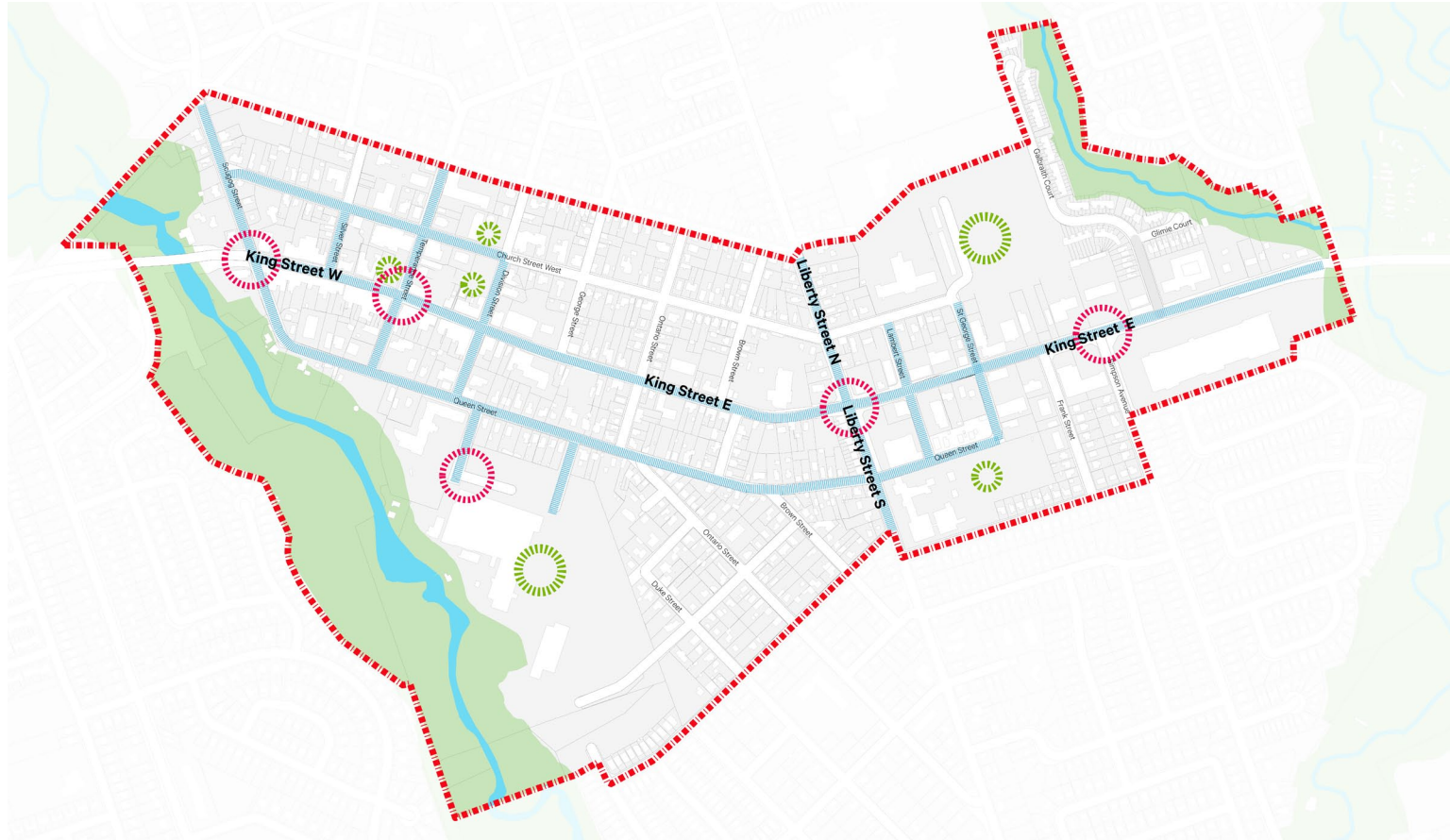
# Active Transportation



## ACTIVE TRANSPORTATION ISSUES + OPPORTUNITIES

- - - Project Area Boundary
- Property Boundaries
- Building Footprints
- Natural Heritage System
- Waterbodies
- - - - Existing Trail
- - - - Planned Trail
- - - - Exclusive Bike Lanes (Signed)
- - - - Urban Shoulder
- Existing Signalized Intersection
- ↔ Active Transportation Network Extension
- Connection to Existing Cycling Infrastructure
- ↔ Connection to Existing Trail Network
- New Sidewalk
- ✱ Opportunity to Extend Existing Street Grid
- ↔ New Streets (BEUC Secondary Plan 2003)

# Public Realm

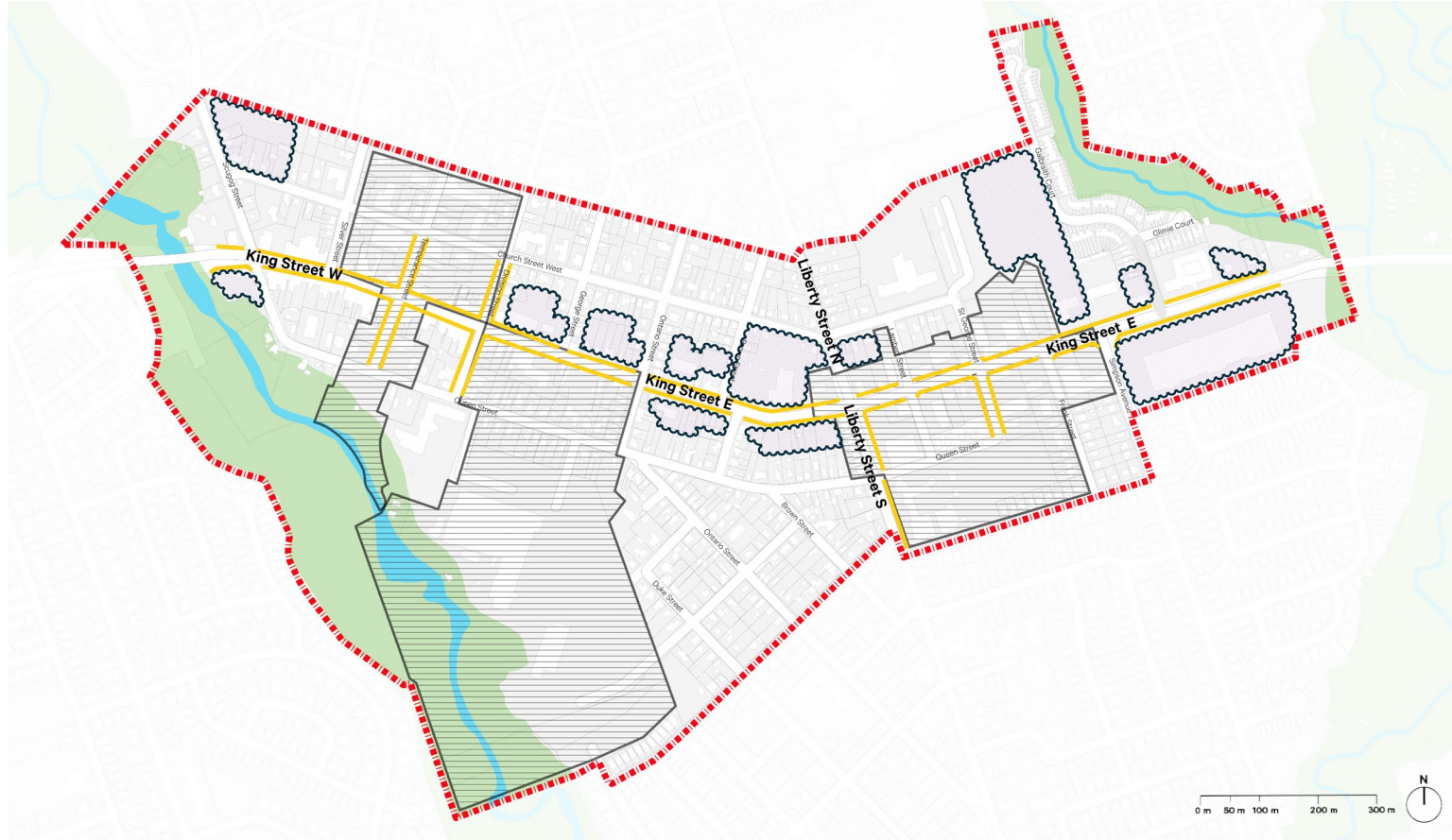


**PUBLIC REALM ISSUES + OPPORTUNITIES**

- - - Project Area Boundary
- Property Boundaries
- Building Footprints
- Natural Heritage System
- Waterbodies
- Opportunity for Improved Streetscape
- Activity Node Opportunity
- New Open Space Opportunity



# Land Use

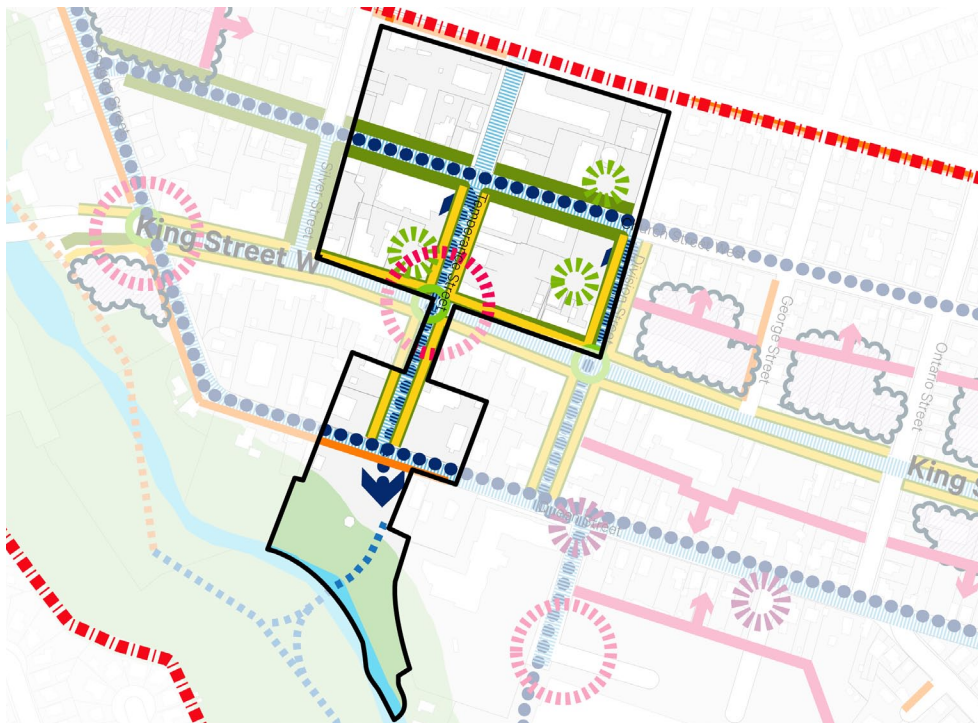


- LAND USE ISSUES + OPPORTUNITIES**
- - - Project Area Boundary
  - Property Boundaries
  - Building Footprints
  - Natural Heritage System
  - Waterbodies
  - Key Project Areas
  - Redevelopment Opportunities
  - Opportunity for Active Uses at Grade





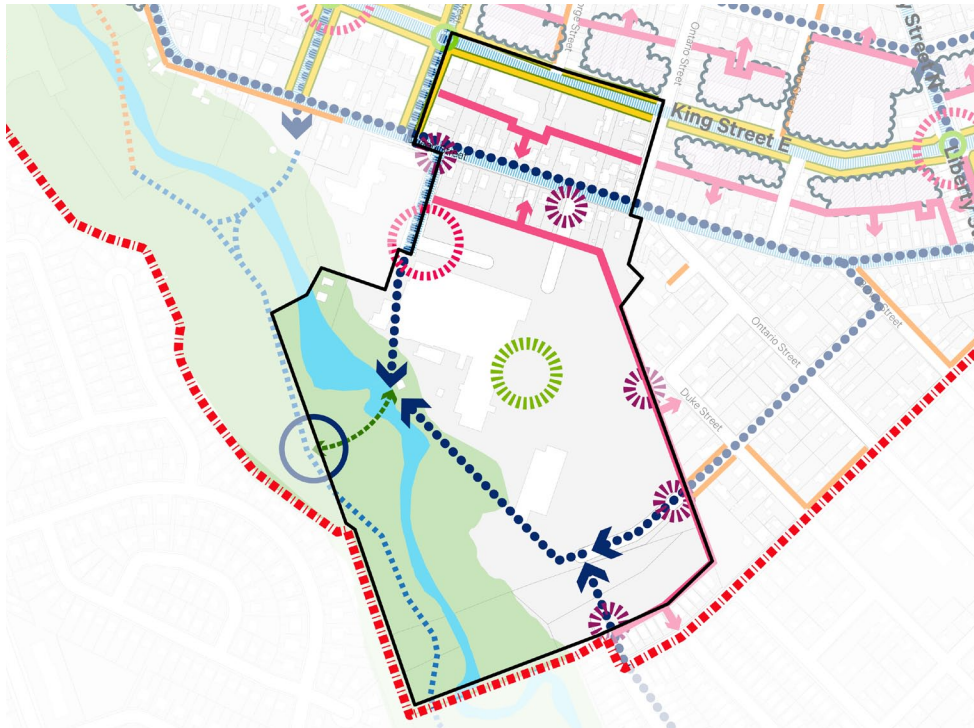
# Downtown Civic Precinct



- |  |  |  |
|--|--|--|
| <ul style="list-style-type: none"> <li><span style="color: red;">- - - -</span> Project Area Boundary</li> <li><span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Property Boundaries</li> <li><span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Building Footprints</li> <li><span style="background-color: #90EE90; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Natural Heritage System</li> <li><span style="background-color: #ADD8E6; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Waterbodies</li> <li><span style="border: 2px solid black; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Key Project Area Boundary</li> <li><span style="color: blue;">- - - -</span> Existing Trail</li> <li><span style="color: orange;">- - - -</span> Planned Trail</li> <li><span style="border: 1px solid green; border-radius: 50%; width: 10px; height: 10px; display: inline-block; margin-right: 5px;"></span> Existing Signalized Intersection</li> </ul> | <p><b>PUBLIC REALM ISSUES + OPPORTUNITIES</b></p> <ul style="list-style-type: none"> <li><span style="background-color: #ADD8E6; border: 1px solid blue; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Opportunity for Improved Streetscape</li> <li><span style="color: red;">⊙</span> Activity Node Opportunity</li> <li><span style="color: green;">⊙</span> New Open Space Opportunity</li> </ul> <p><b>LAND USE ISSUES + OPPORTUNITIES</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px dashed blue; border-radius: 50%; width: 10px; height: 10px; display: inline-block; margin-right: 5px;"></span> Redevelopment Opportunities</li> <li><span style="background-color: yellow; border: 1px solid orange; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Opportunity for Active Uses at Grade</li> </ul> | <p><b>BUILT FORM ISSUES + OPPORTUNITIES</b></p> <ul style="list-style-type: none"> <li><span style="color: red;">+</span> Transition Zone</li> <li><span style="background-color: green; border: 1px solid green; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Opportunity for Continuous Streetwall</li> <li><span style="color: red;">⊙</span> Activity Node Opportunity</li> </ul> <p><b>ACTIVE TRANSPORTATION ISSUES + OPPORTUNITIES</b></p> <ul style="list-style-type: none"> <li><span style="color: blue;">↔</span> Active Transportation Network Extension</li> <li><span style="border: 1px solid blue; border-radius: 50%; width: 10px; height: 10px; display: inline-block; margin-right: 5px;"></span> Connection to Existing Cycling Infrastructure</li> <li><span style="background-color: orange; border: 1px solid orange; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> New Sidewalk</li> </ul> |
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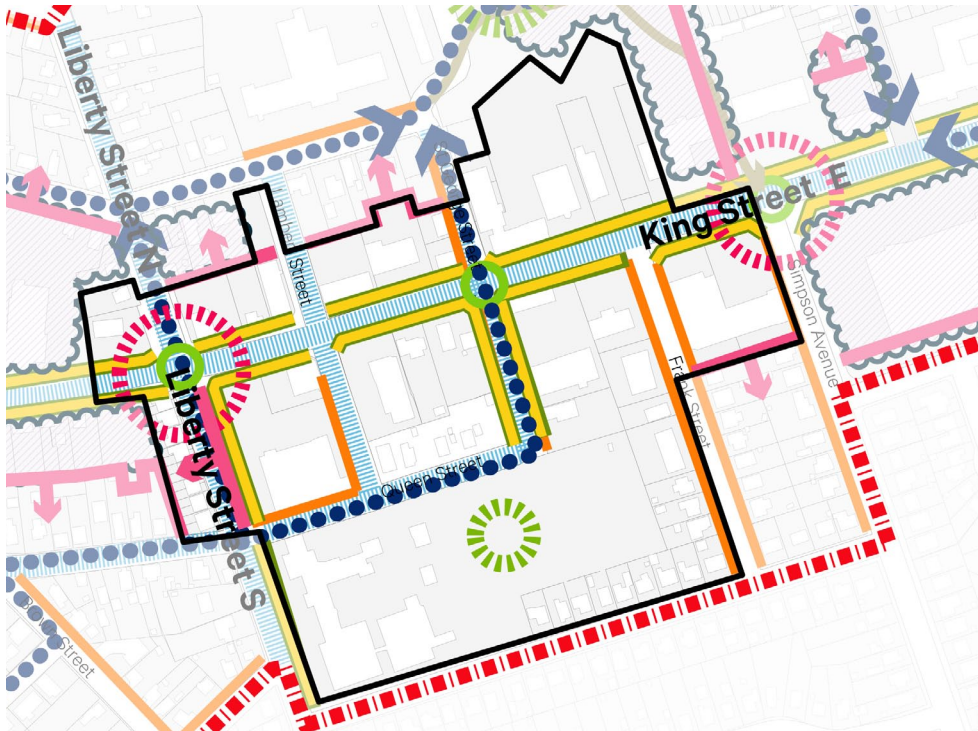


# Former Goodyear Lands



- |                                  |  |   |
|----------------------------------|--|---|
| Project Area Boundary            | <b>PUBLIC REALM ISSUES + OPPORTUNITIES</b> | <b>BUILT FORM ISSUES + OPPORTUNITIES</b>            |
| Property Boundaries              | Opportunity for Improved Streetscape       | Transition Zone                                     |
| Building Footprints              | Activity Node Opportunity                  | Opportunity for Continuous Streetwall               |
| Natural Heritage System          | New Open Space Opportunity                 | Activity Node Opportunity                           |
| Waterbodies                      | <b>LAND USE ISSUES + OPPORTUNITIES</b>     | <b>ACTIVE TRANSPORTATION ISSUES + OPPORTUNITIES</b> |
| Key Project Area Boundary        | Redevelopment Opportunities                | Active Transportation Network Extension             |
| Existing Trail                   | Opportunity for Active Uses at Grade       | Connection to Existing Cycling Infrastructure       |
| Planned Trail                    |  | New Sidewalk  |
| Existing Signalized Intersection |  |   |

# Bowmanville Hospital Precinct



- |   |  |  |
|---|--|--|
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|---|--|--|



# Summary

- Clarington needs to accommodate new growth
- Bowmanville East is an area identified for increased growth
- The parks, streets and sidewalks in Bowmanville East need to be designed to accommodate growth
- New growth must be sustainable and affordable
- There are opportunities for redevelopment throughout Bowmanville East and specifically in the three Key Project Areas

# Next Steps

- May – Best Practices Review
- May – Prepare Draft Vision and Goals
- June – Redevelopment Concept Charrette

# Table Exercise

# Table Exercise

## Existing Conditions

1. Do you have any questions about the Phase 1 Report?
2. Is there anything else we should consider to inform where and how we grow?

## Issues and Opportunities

3. Did we get the boundaries right for the key project areas?
4. What other areas would be appropriate for redevelopment?

## Towards a Vision

5. What means the most to you as we plan for growth in Bowmanville East?



# 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)