



## Public Meeting Report

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**Date of Meeting:** January 22, 2024                      **Report Number:** PDS-003-24  
**Submitted By:** Carlos Salazar, Deputy CAO, Planning and Infrastructure Services  
**Reviewed By:** Rob Maciver, Deputy CAO/Solicitor  
**File Number:** COPA 2023-0002 (PLN 41.3)                      **Resolution#:**  
**Report Subject:** **Bowmanville East Urban Centre Secondary Plan Update**

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### Purpose of Report:

The purpose of this report is to provide information to the public and Council. It does not constitute, imply or request any degree of approval.

### Recommendations:

1. That Report PDS-003-24 and any related communication items, be received;
2. That Staff receive and consider comments from the public and Council with respect to the proposed Official Plan Amendment, Secondary Plan Update and Urban Design Guidelines;
3. That the proposed Official Plan Amendment (COPA 2023-0002), Secondary Plan Update and Urban Design Guidelines continue to be reviewed and processed;
4. That staff report back to Council with a Recommendation Report; and
5. That all interested parties listed in Report PDS-003-24 and any delegations be advised of Council's decision.

## Report Overview

This report provides an overview of the planning process for the Bowmanville East Urban Centre Secondary Plan Update, including initiation of the Plan Update, the planning policy framework, public engagement, and comments, as well as agency comments received to date.

The Bowmanville East Urban Centre Secondary Plan is planned to create a unique community that celebrates its heritage while accommodating opportunities for responsible growth. The Plan area includes the historic downtown, Bowmanville Hospital, Bowmanville Mall and former Goodyear lands.

Over the long-term, this area is anticipated to accommodate approximately 10,500 residents, in approximately 6,000 units in a variety of housing forms. Approximately 4,000 jobs are anticipated to be generated with the secondary plan area.

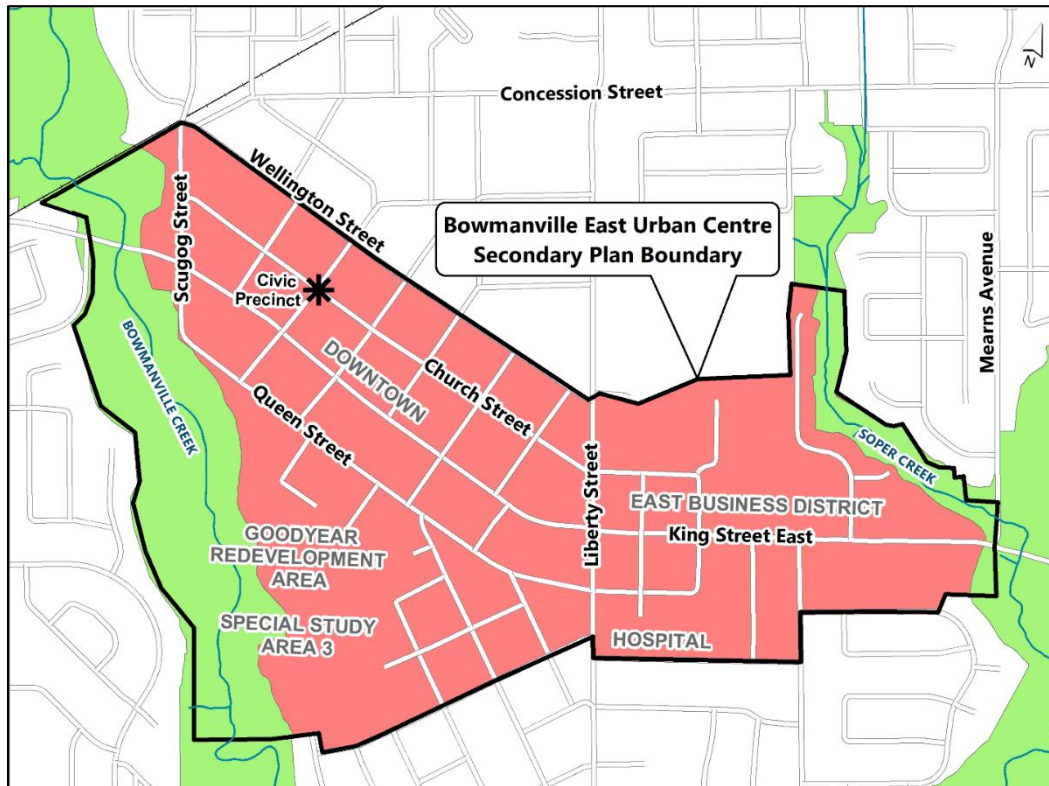
The purpose of the statutory meeting is to obtain comments from the public, landowners, and commenting agencies on the proposed Secondary Plan and the Urban Design Guidelines.

## 1. Background

- 1.1 The Bowmanville East Urban Centre Secondary Plan (BEUC) is an update to the current plan that was originally adopted in 1996 and last updated in 2003. In 2017, Council authorized an update of the BEUC Secondary Plan to bring it into conformity with the Clarington Official Plan, Regional and Provincial policies, to address market trends, and to reflect the unique redevelopment potential of the former Goodyear lands.
- 1.2 The Secondary Plan also provides the structure for the various components of the neighbourhood, such as how to best provide locations for housing, commercial, parks and amenities, as well as planning the connection between them and the rest of the community at large. A Secondary Plan establishes the character and identity of the neighbourhood while promoting efficient land use and development.
- 1.3 The preparation of this Secondary Plan follows the same procedures as an Official Plan Amendment under the *Planning Act*. This includes the preparation of supporting technical studies, public engagement, notice and holding of public meetings and adoption procedures. The Region of Durham is the final approval authority for Secondary Plans.

## 2. Bowmanville East Urban Centre Secondary Plan Update

- 2.1 The BEUC Secondary Plan is centered on the intersection of King Street and Liberty Street and is approximately 160 hectares in size. The western and eastern boundaries of the plan area are Bowmanville Creek and Soper Creek respectively. The Plan area includes the traditional Downtown, the East Business District, the former Goodyear industrial lands, the Bowmanville Mall, the Bowmanville Hospital, and a number of businesses, services and government offices.



**Figure 1:** Bowmanville East Urban Centre Secondary Plan Area

- 2.2 The Plan area contains the lands of the former Goodyear manufacturing plant (known as the “Goodyear Lands”). Located south of the Downtown and directly adjacent to the Bowmanville Creek, this approximately 23-hectare brownfield site represents the largest redevelopment site within east Bowmanville.

## 3. Initiation of the Secondary Plan and Council Priorities

- 3.1 In 2017, Council authorized an update of the Bowmanville East Urban Centre Secondary Plan to bring it into conformity with the Clarington Official Plan, Regional and Provincial policies, to address market trends, and to reflect the unique redevelopment potential of the former Goodyear Lands.

- 3.2 A Terms of Reference was created and agreed upon. The terms of reference outlines the process for the Bowmanville East Urban Centre Secondary Plan and Urban Design Guidelines. The Terms of Reference includes descriptions of all the studies, reports, and outreach required as a part of this project.
- 3.3 In 2020, the Goodyear landowners agreed to fund Goodyear specific studies to work collaboratively with the Municipality as part of the BEUC Secondary Plan Update.
- 3.4 Although the Municipality ultimately manages and directs the Secondary Plan process, the Terms of Reference for the plan included a Steering Committee to provide overall guidance and feedback to Municipal Staff. The Steering Committee includes staff from Clarington Planning and Infrastructure, the Region of Durham, Central Lake Ontario Conservation Authority, Bowmanville Hospital, Bowmanville BIA, local School Boards, two landowners, and the Municipality's lead consultant.
- 3.5 The goal of this Secondary Plan update was to address these four Council priorities:

### **Sustainability and Climate Change**

- 3.5.1. This Secondary Plan will support the Council adopted sustainable, 'green lens' approach to development, known as the Priority Green Development Framework, with the intent of protecting and enhancing the natural environment, ensuring land use patterns promote sustainable living, and striving towards a net zero community.

### **Urban Design**

- 3.5.2. The Secondary Plan will celebrate and enhance the history and character of the Bowmanville East Urban Centre, creating a sense of place through appropriate built form and high-quality urban design. New infill buildings will be developed at complementary heights and densities and provide transitions to the existing built form. A variety of housing, businesses, and essential services will be located within the Plan area, helping shape Bowmanville East into a retail, tourism and civic destination, welcoming people of all ages, incomes and abilities to live, work and play.

### **Affordable Housing**

- 3.5.3. The Bowmanville East Urban Centre Secondary Plan will permit a variety of housing types and tenures to ensure there are ample and appropriate housing options for people of all ages, incomes and abilities. The Clarington Official Plan encourages a minimum of 30% of all new housing built in Urban Areas to be affordable. The Bowmanville East Urban Centre Secondary Plan includes policy to support a minimum of 30% residential units to be provided towards affordable housing, which will assist the Municipality in achieving this target.

## Community Engagement

3.5.4. Clarington Council prioritizes community consultation and engagement beyond the statutory requirements. The development of this Secondary Plan has been and remains backed by an extensive public engagement strategy. The process is continuously supported by diverse public consultation initiatives aimed at sharing information, seeking input, and promoting collaboration among all stakeholders. These efforts are in addition to any statutory meeting requirements.

## Coordination of Initiatives - Indigenous Consultation

3.5.5. As the Planning Act requires consultation with Indigenous communities, the staff have provided background materials and copies of all notice material to each Indigenous community with rights and interests in the area.

## 4. The Secondary Plan Planning Process- Three Phases

4.1 The update of the Bowmanville East Urban Centre Secondary Plan involves three stages (**Figure 2**). As provided in the draft Terms of Reference and further refined through the tender and award process, our lead Consultant, SvN Architects and Planners has summarized the planning process for this Secondary Plan:



**Figure 2:** Three Phases of BEUC Secondary Plan Update

4.2 The following sections generally describes the process that was undertaken to develop the Bowmanville East Urban Centre Secondary Plan Update. A sequence of events summary table is provided as **Attachment 1- Sequence of Events**, for reference.

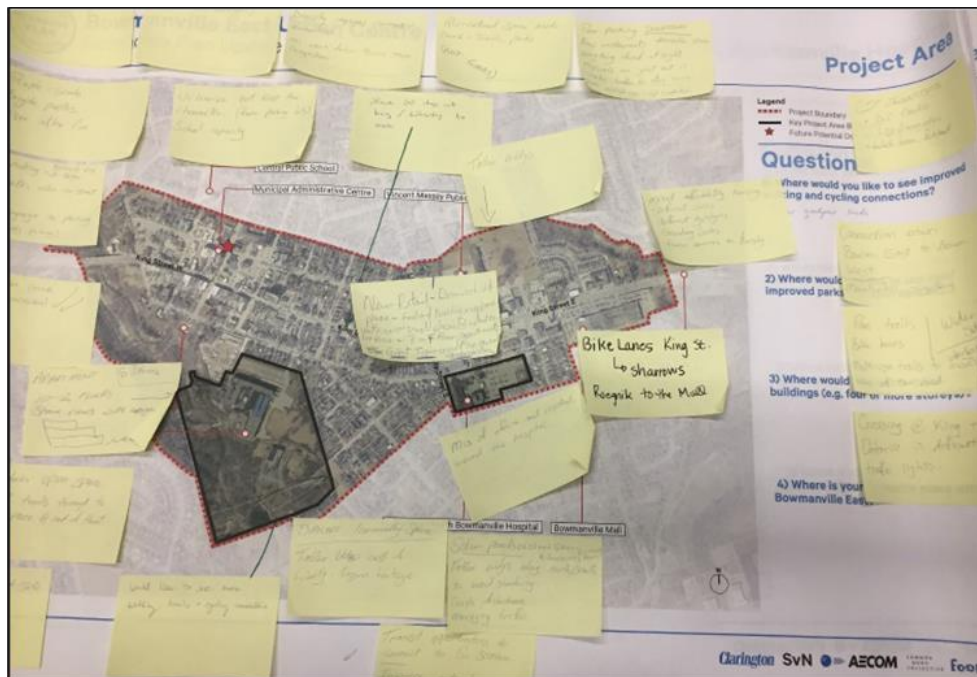
### Phase 1: Background Analysis

4.3 The initial phase involved a comprehensive review of the existing conditions including analysis of the existing land use and built form pattern, public realm and active transportation network, and municipal servicing, utilities, and parking.

### Public Information Centre #1

4.4 The first Public Information Centre (PIC) was held on November 22, 2018. The purpose of the meeting was to introduce the project purpose, scope and process to the public. Approximately 70 members of the public attended the PIC. The PIC was advertised in the Orono Times and Clarington This Week in the two weeks preceding the meeting; a notice was also posted on the Municipality's website, Planning Services e-Update and by email to people who had previously signed up for project updates. Every household within the BEUC Secondary Plan area and within 120 metres received print notices in the mail.

4.5 Participants were encouraged to provide feedback through facilitated table exercises. Four tables were set up, each focused on a different portion of the Project Area: the Downtown, the Goodyear Lands, and the Bowmanville Hospital, and the Project Area as a whole. Public feedback was received through informal one-to-one discussions with Municipal staff and project team members, public engagement activity (**Figure 3**) and by handing out feedback forms to the meeting attendees.



**Figure 3:** Public Engagement Activity from PIC #1

4.6 Key feedback themes from PIC #1:

- Need for improved active transportation connectivity within the Project Area.
- Improve existing parks and open spaces
- Greater mix of uses to ensure that Bowmanville East has activity throughout the day and into the evening.
- Need for more parking Downtown.
- Concerns about the level of traffic along King Street and Queen Street.
- Generally supportive of taller buildings in discrete locations as long as development remained human-scaled, shadow impacts were considered, and heritage buildings were respected.

**Public Information Centre #2**

- 4.7 The Public Information Centre (PIC) #2 was held on May 2, 2019, and approximately 40 people attended the meeting. The purpose of the meeting was to present and seek feedback on the draft results of the Phase 1 Background Analysis and seek feedback. The PIC was advertised in the same format as PIC #1. Commenting Agencies as well as the Indigenous Communities were notified about this meeting.
- 4.8 An overview presentation on the key findings from Phase 1 was provided in this meeting, following the open house. Similar to PIC #1, participants were asked to provide feedback through a series of table exercises focusing on the Area as a whole, and each of the three Key Project Areas. Participants were also able to provide feedback on a comment sheet.



**Figure 4:** Public Engagement Activity from PIC #2

4.9 Key feedback themes from PIC #2:

- Interest in seeing walkable, pedestrian-scaled places.
- Requested the pattern of fine grain retail to continue east, along King Street from the Historic Downtown to the East Business District.
- Promote aging in place and need for seniors-oriented housing.
- Encourage a vibrant mix of restaurants, coffee shops and cultural uses to complement the Historic Downtown and further draw people to the area while providing local amenity within the precincts.
- Concern about current traffic conditions and that these may be exacerbated by growth and development. Identified that parking in the Historic Downtown can be difficult.

**Background Studies**

- 4.10 A [Phase 1 Technical Report](#) was prepared that includes review of existing transportation conditions, servicing analysis and identification of opportunities and constraints.



4.11 The following technical studies were completed to evaluate Goodyear Lands:

- Bowmanville Creek and Goodyear Dam Implications Analysis
- Bowmanville Creek Floodplain and Stable Bank Assessment
- Heritage Impact Assessment
- Transportation Impact Study
- Functional Servicing Report

### **Phase 2: Development Opportunities/Emerging Plan**

4.12 The COVID-19 pandemic was declared in March 2020 when the project was in Phase 2. Phase 2 was restarted in spring/summer of 2022 following a pause in the project due to the pandemic. This Phase involved the development of emerging character areas, a demonstration plan for various time horizons, and preparation of a redevelopment concept for key area of the BEUC Secondary Plan.

4.13 Steering committee meetings took place on January 21, 2020, and April 13, 2022. Staff presented project updates and facilitated discussion with committee members to gather feedback and comments on the key areas.

### **Public Information Centre #3**

4.14 The third Public Information Centre (PIC) that was held virtually on June 1, 2022. The purpose of this meeting was to re-introduce the public to Bowmanville East Urban Centre Secondary Plan. The meeting provided individuals with a project update as well as presented the work completed as part of the Phase 2. Most significantly, this meeting included a presentation of Emerging Character Areas and the Draft Demonstration Plan to the public.

- 4.15 An online survey was open between June 1, 2022, and June 30, 2022, to solicit public feedback on the demonstration plan and redevelopment concepts for key areas within BEUC.
- 4.16 As part of Phase 2, technical reports were produced including a BEUC Parking Study, and in-depth reports on the Goodyear Lands including Traffic Impact Study and a Functional Servicing Report to examine redevelopment on this site. A [Phase 2 Technical Report](#) was prepared and is available on the project webpage.
- 4.17 Key feedback themes from PIC #3 and online survey:
- Maintaining the existing character of the historic Downtown and Residential Communities.
  - Enabling redevelopment within the East Business District and Goodyear Lands with context-appropriate policies.
  - Enhancing links to the natural heritage network and green space.
  - Creating walkable and pedestrian-scaled places
  - Minimizing negative traffic impacts that may be caused by future growth and redevelopment.

### **Collaboration with Goodyear**

- 4.18 The Goodyear lands are the former Goodyear Tire and Rubber Company plant, comprising of approximately 23 hectares of land south of downtown Bowmanville. The closure of the plant in 2016 provided an opportunity for redevelopment of the site.
- 4.19 The Goodyear lands are identified as 'Special Study Area 3- Goodyear Redevelopment Area' in the Clarington's Official Plan. These lands are to be planned as a mixed-use residential area taking full advantage of their proximity to downtown Bowmanville and the Bowmanville Creek, with a comprehensive redevelopment plan to be prepared and adopted as an amendment to the in-force Secondary Plan prior to any development.
- 4.20 Since the commencement of the Secondary Plan update in 2018, the owner of the Goodyear lands has been engaged by staff as a key stakeholder, acknowledging that the property represents a unique opportunity for redevelopment. In 2020, a separate but parallel scope of site-specific work for the Goodyear lands was undertaken in order to inform the BEUC Secondary Plan Update.
- 4.21 The Goodyear lands are identified as a key character area within the BEUC Secondary Plan. The objectives for this area include repurposing the former industrial land, providing a complementary new neighbourhood at higher density, and an open space spine that connects to the Bowmanville Creek.

- 4.22 Future planning approvals will be required to facilitate and permit the redevelopment of the Goodyear lands. At minimum, this is anticipated to include site-specific Zoning By-law Amendment, Plan of Subdivision, and Site Plan applications. These applications will be initiated by the landowner and will be subject to approval by staff and Council. Staff will continue to collaborate with the Goodyear Landowners regarding development of the site, including site contamination clean up.

### **Phase 3: Draft Secondary Plan/ Final Recommendations**

- 4.23 The final phase of this project is intended to focus on the finalization of the Secondary Plan, this includes the Statutory Public Meeting and Recommendation Report.
- 4.24 The Statutory Public Meeting allows the public to formally comment on the draft Official Plan Amendment, including the draft Secondary Plan and the Urban Design Guidelines. It is important to note that any comments received, either verbally during the Public Meeting, or submitted in writing to staff, since the release of the draft documents, will be outlined in the Recommendation Report.
- 4.25 Following the Statutory Public Meeting, revisions to the Secondary Plan and Urban Design Guidelines will be made as necessary and staff will bring forward the recommended documents to Council for adoption. Once adopted, the Secondary Plan will be reviewed by the Region of Durham for approval.

### **Notice – Statutory Public Meeting**

- 4.26 Notice for the Statutory Public Meeting for the Bowmanville East Urban Centre Secondary Plan was provided in accordance with the *Planning Act*. Notice of Statutory Public Meeting was mailed to the landowners located in and within 300 metres of the BEUC area. The Notice of Public Meeting was also sent by mail to the Region of Durham, the Ministry of Municipal Affairs and Housing, and other commenting agencies as prescribed by the *Planning Act*. All draft and supporting documents were posted to the project webpage on December 21, 2023.
- 4.27 Due to the loss of one of the local newspapers (Clarington This Week), Staff used Canada Post's bulk mail delivery service to provide Notice of this Statutory Public meeting to all businesses and apartment dwellers who live in or within 300 metres of the Secondary Plan area. This included 1156 businesses and apartments in addition to all property owners in and within 300 metres of the Secondary Plan area.
- 4.28 Notice advertising the Public Meeting was placed in the Orono Times during the week of December 20, 2023, and January 10, 2024. Communications has promoted the Statutory Public Meeting and posted the Notice on the Municipal website and social media. The Notices were also advertised on the tv screen at Municipal Administration Centre and all Municipal recreation facilities. All registered interested parties were emailed the Notice of Public Meeting on December 21, 2023.

- 4.29 In addition to receiving a Notice of Public Meeting, external agencies and internal departments have been requested to provide their comments regarding the Draft Official Plan Amendment, Draft Secondary Plan and Urban Design Guidelines. These comments, as well as public comments, will assist staff in preparing a Recommendation Report.

## 5. The Draft Secondary Plan and Urban Design Guidelines

- 5.1 The draft Official Plan Amendment (**Attachment 2**) will replace the existing Bowmanville East Town Centre Secondary Plan with the Bowmanville East Urban Centre Secondary Plan and its Urban Design Guidelines in the Clarington Official Plan.

### Draft Secondary Plan

- 5.2 The draft Bowmanville East Urban Centre Secondary Plan Update (**Attachment 3**) is envisioned to create a unique identity that celebrates and values the historic character while accommodating opportunities for responsible growth and change. The Plan area will feature a mix of uses of varying intensity, including residential, commercial, employment, open space and institutional uses, in order to meet the everyday needs of both existing and future residents (**Figure 5**). At its full, long-term build out, the area is planned to accommodate approximately 10,500 residents and 6,000 residents. New infill buildings will be developed at appropriate and complementary heights and densities and implement transitions to the existing built form. This area will create approximately 4,000 jobs.
- 5.3 The BEUC policies will provide the framework for the development of a cohesive and walkable public realm, comprised of a network of parks, open spaces, and multimodal streetscapes. These will introduce additional opportunities for greenery, public art and active transportation, encouraging users to explore and interact with the community. The existing natural heritage system, including the valleylands adjacent to the Bowmanville and Soper Creeks, will be preserved, enhanced and connected to the broader Plan area.

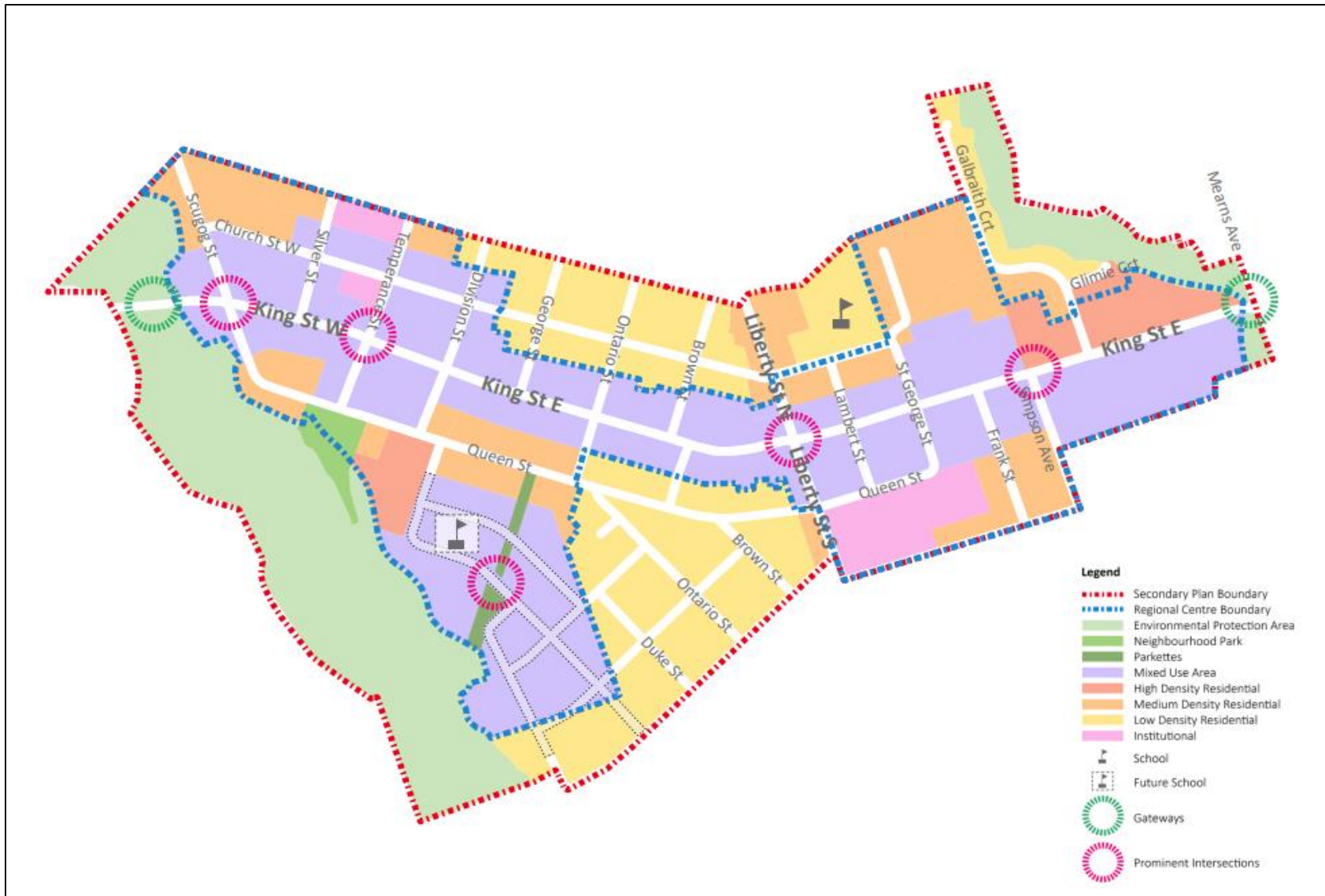


Figure 5: 'Schedule B' Land Use

- 5.3 The vision for this area will be realized through the implementation of policy directions which are based upon the following key guiding principles:
- Providing Housing Choice and Affordability
  - Improved Connections, facilitating comfortable, direct and efficient connections for all modes of transportation
  - Diverse Open Space, creating opportunities for parks, open spaces, and streetscapes
  - Maintaining Historical Character
  - Establishing an Active Street Wall
  - Promoting a Sense of Place
  - Creating a Sustainable Future
- 5.4 The BEUC Secondary Plan includes the following structuring elements to achieve the Plan's vision, principles, and objectives:
- Character Areas
  - King Street Corridor
  - Liberty Street Corridor
  - Environmental Protection Areas
  - Parks and Open Space
  - Gateways and Prominent Intersections
- 5.5 The King Street Corridor will accommodate mixed use areas which support higher-order transit services, pedestrian-oriented development, and a concentration of commercial and service uses to serve the community, in accordance with the Clarington and Regional Official Plans.
- 5.6 The Liberty Street Corridor is aimed to be developed into a mixed-use area with appropriate densities to support frequent transit service, in accordance with the Clarington and Regional Official Plans.

- 5.7 The Secondary Plan establishes five Character Areas (**Figure 6**) to define and organize future development within the Plan area, including direction in regard to land use, building heights and public realm features. The five Character Areas include:
- **Historic Downtown:** The Historic Downtown will continue to function as the social and commercial heart of the community, preserving the distinctive main street character and fine-grain streetscape which defines its status as a local destination for shopping, dining and public life. This includes the Civic Precinct.
  - **Downtown Corridor:** The Downtown Corridor will act as a mixed-use transition zone which cohesively links the East Business District and Historic Downtown.
  - **East Business District:** The East Business District will continue to develop as a commercial and mixed-use centre while leveraging opportunities from existing anchor retail and institutional uses.
  - **Residential Neighbourhoods:** The Residential Neighbourhoods will function as an extension of the existing low-density residential areas to the north and south, while introducing context-sensitive opportunities for new infill housing.
  - **Goodyear Lands:** The Goodyear Lands will be planned and developed as a complete community which repurposes former industrial lands to create new housing units and jobs while creating accessible connections to the surrounding natural heritage system and traditional Downtown.

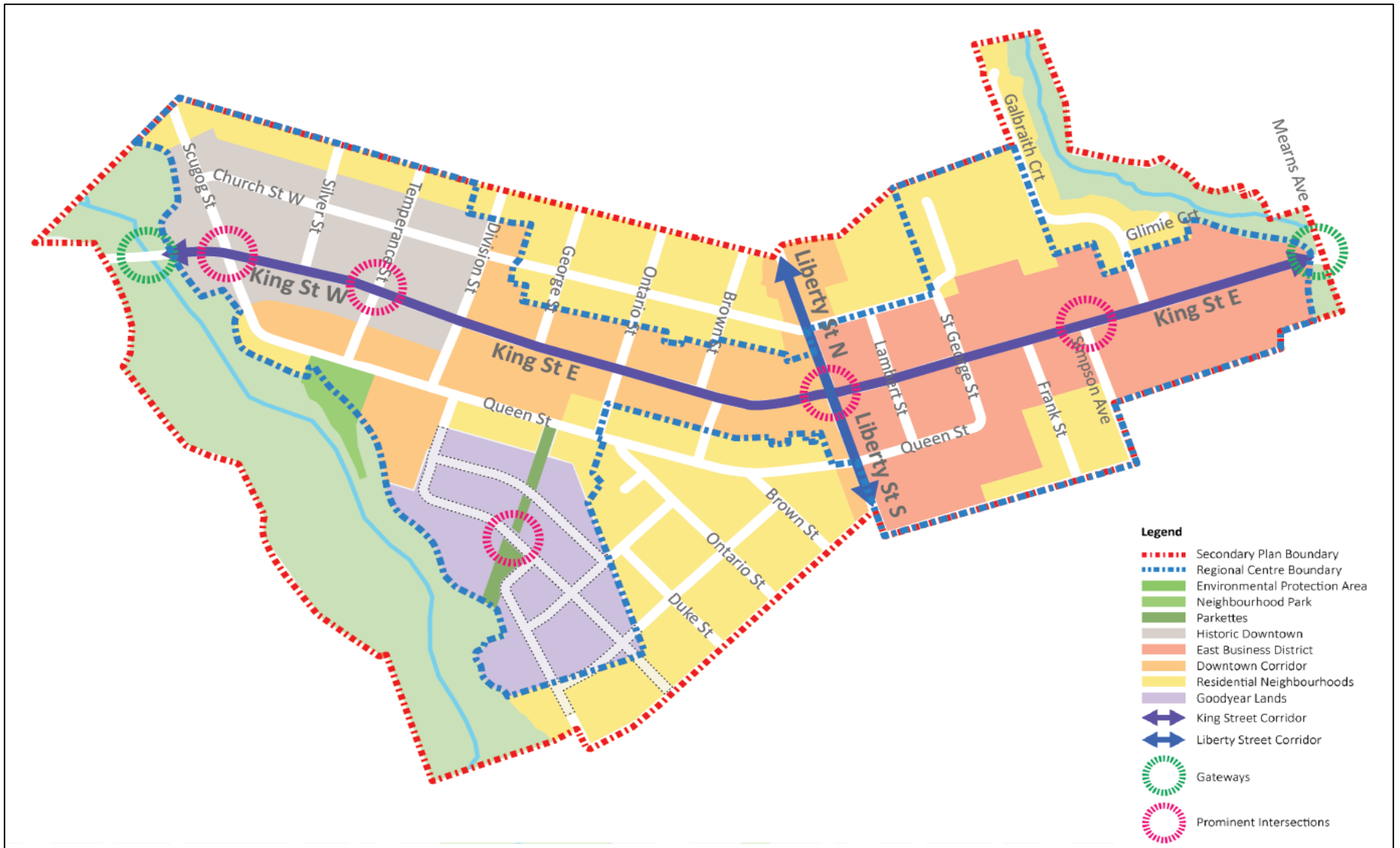


Figure 6: 'Schedule A' Community Structure and Character Areas



- 5.8 The Environmental Protection Areas along the Bowmanville and Soper Creek valleys largely define the eastern and western boundary of the Plan area.
- 5.9 The parks and open space network include the existing Rotary Park, a Neighbourhood Park with an important civic and community role. Additional public parks and open spaces are anticipated to be developed through future development within the Plan area, including a parkette within the Goodyear Lands.
- 5.10 Gateways are key locations that are to be designed to serve as landmarks highlighting arrival into the Municipality. Gateways are located at the western and eastern terminus points of the King Street corridor, signifying points of entry into the Plan. The Secondary Plan area is planned to create five Prominent intersections, that will function as community focal points.
- 5.11 The BEUC Secondary Plan incorporates strategies for affordable housing to support the Municipality of Clarington's objective of achieving thirty (30) percent affordable housing. The Plan requires a payment of \$2,500 per residential unit to the Municipality for affordable housing.
- 5.12 The Plan additionally focuses on minimizing adverse effects and setting up the structure for a low-carbon, resilient community by incorporating sustainable development and urban design policies aimed at fostering a healthy, vibrant, and sustainable community.

### **Draft Urban Design Guidelines**

- 5.13 The purpose of the Urban Design Guidelines (**Attachment 5**) is to provide further elaboration and guidance of the policies of the Clarington Official Plan and the Bowmanville East Urban Centre Secondary Plan, including the Goodyear Lands. The Guidelines include additional design requirements specific to the Goodyear Lands Character Area and include a demonstration plan to illustrate how the design guidelines could be applied to the Goodyear Lands.
- 5.14 While serving as a reference, the Urban Design Guidelines outline the Municipality of Clarington's expectations regarding the character, quality, and form of development within the Secondary Plan area. Additionally, these Guidelines provide the Municipality with an objective and consistent evaluation framework for assessing future development applications.
- 5.15 The Urban Design Guidelines also provide guidance for Municipal projects. For the Downtown Civic Precinct (**Figure 7**) area staff are initiating the preliminary design and cost estimate for public realm improvements including streetscaping and parking lot redesign. This includes Temperance Street (flex street to link Bowmanville Creek Trail and Rotary Park to Church Street), the Municipal Administrative Centre, Library and Cenotaph, and the Museum lands. Private landowners will be engaged through the process as any design will need to address parking and access.

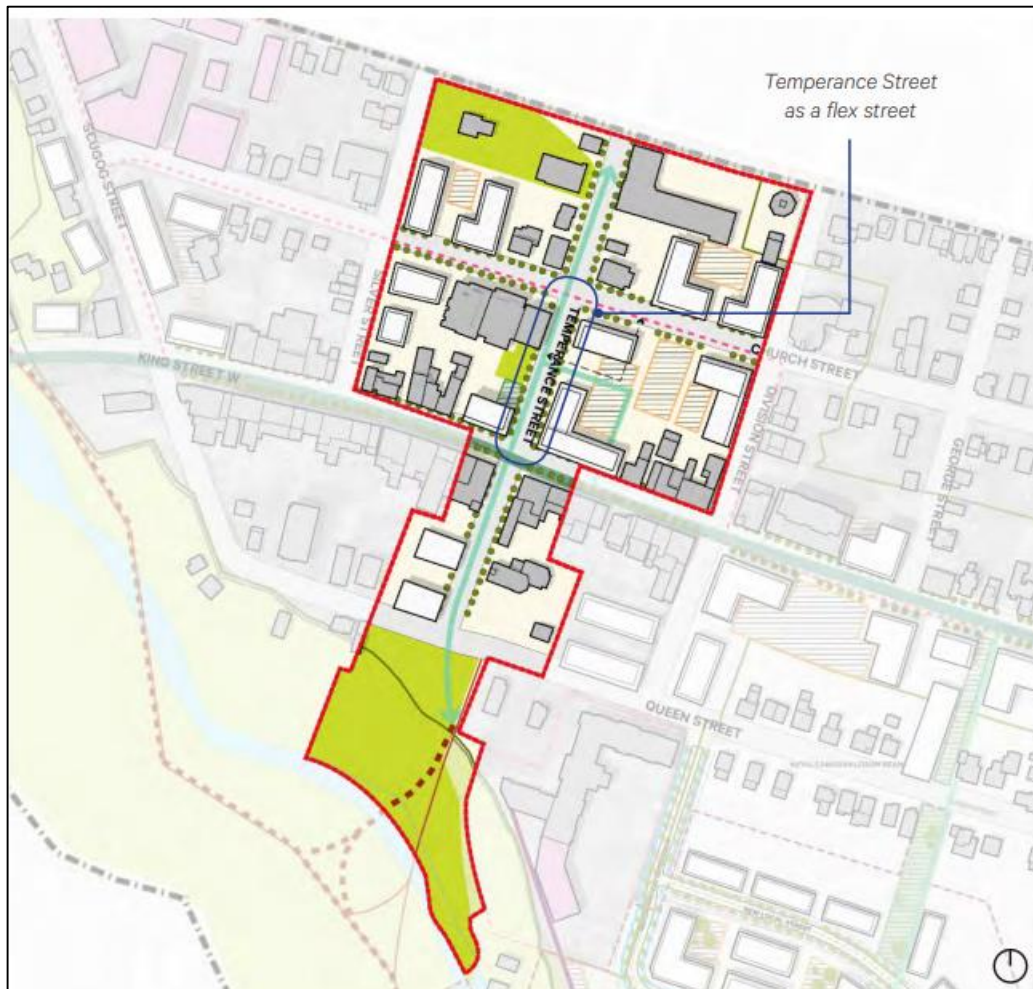


Figure 7: Downtown Civic Precinct (extract from PIC #3 presentation).

## 6. Conformity with Provincial Legislation

### Planning Act

- 6.1 The Planning Act sets out the framework and rules for land use planning in Ontario. Section 2 of the Planning Act outlines matters of Provincial Interest, including the conservation of significant cultural and historical features, ensuring a variety of housing options, and providing ample employment opportunities. By aligning with the Provincial interests, this Secondary Plan ensures the protection of cultural heritage, promotes housing diversity, and supports economic growth through redevelopment.
- 6.2 The proposed residential densities within the Bowmanville East Urban Centre Secondary Plan area suggest that over the long-term, the neighborhood will accommodate 6,000(minimum) residential units.

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**Provincial Policy Statement, 2020**

- 6.3 The Provincial Policy Statement (PPS) lays out the Province's overarching direction on matters related to land use planning and development. It includes policies which emphasize the importance of efficient development and land use patterns, conserving the natural environment, and contributing to long-term economic prosperity for the Province. It promotes healthy, livable and safe communities and the creation of public spaces and recreational facilities which foster social interaction and community connectivity.
- 6.4 The PPS focuses growth and development within urban and rural settlement areas and promotes the coordination of planning for growth with the necessary hard and soft infrastructure. Municipalities are directed to provide an appropriate mix of housing options and densities to meet the needs of future and current residents in regard to both market-based and affordable housing.
- 6.5 The PPS also directs Municipalities to accommodate growth in a more compact form and ensuring the realization of this compact form through the establishment of appropriate development standards. The PPS encourages a sense of place through the promotion of well-designed built form as a means of promoting long-term economic prosperity.
- 6.6 The Bowmanville East Urban Centre Secondary Plan is consistent with the PPS. It aims to establish a strong, resilient community that accommodates various needs. By offering a range of uses and diverse housing options, connected by an integrated road and pedestrian network, the Secondary Plan meets the goals of the PPS. It incorporates policies regarding intensification and redevelopment, parks and public spaces, active transportation, connections via public streets and gateways, and energy-efficient and resilient development.

**A Place to Grow - Growth Plan for the Greater Golden Horseshoe, 2020**

- 6.7 The Province sets the framework for land use planning in municipalities within the Greater Golden Horseshoe through the A Place to Grow - Growth Plan for the Greater Golden Horseshoe (Growth Plan), which establishes a vision and supporting policies for managing growth within the region to 2051. In setting out a vision to manage growth, the Growth Plan emphasizes the creation of a compact built form through the intensification of lands within already built-up areas.
- 6.8 The BEUC Secondary Plan Area is within the 'Built-up Area'. The Built-up Area are lands that prioritizes intensification accommodating forecasted population and employment growth. The Growth Plan states that the designated built-up areas should be planned to meet minimum density targets and designed in a manner that supports the achievement of complete communities, facilitating active transportation and sustainable development.

- 6.9 The first guiding principle outlined in the Growth Plan is the attainment of complete communities. These communities are intended to be designed to facilitate healthy and active living while addressing people's everyday needs across all stages of life. Additionally, these communities should be planned to address and adjust to climate change by endorsing integrated green infrastructure and practices focused on low-impact development. Development within complete communities should emphasize a high-quality, condensed built environment featuring an appealing and dynamic public space.
- 6.10 The Growth Plan directs municipalities to plan for a diverse range and mix of housing options, including secondary units and affordable housing, and to provide housing and amenities for people from all walks of life and incomes.
- 6.11 The Bowmanville East Urban Centre Secondary Plan conforms to the Growth Plan. The Plan is designated to achieve the minimum density targets of 150 residents and jobs per hectare. It establishes the structure for a comprehensive community that meets Provincial goals concerning sustainability, climate change, urban design, and housing affordability.

## **7. Official Plan**

- 7.1 The Durham Region Official Plan (ROP) guides growth and change within the Region. It sets out a framework for managing growth in an orderly manner and creating healthy and complete, sustainable communities. The Region has recently completed the process of updating the ROP to conform to the 2020 Growth Plan, however the new plan is not yet in force. The recommended ROP was adopted by Regional Council on May 17, 2023. It is currently waiting for approval by the Minister of Municipal Affairs and Housing.
- 7.2 The BEUC Secondary Plan falls within the Urban Area as identified by both the current and the new ROP. Both set out a framework for managing growth in an orderly manner and creating healthy, complete, and sustainable communities. The current ROP sets out population and job projections for all of the lower-tier municipalities to the year 2031. The new ROP allocates population and jobs to all lower-tier municipalities to the year 2051. The new ROP estimates that Clarington will have a total population of 221,020 people, as well as 70,320 jobs, by 2051. The majority of these people and jobs will be in the urban areas of Courtice, Bowmanville, and Newcastle.

- 7.3 The current ROP designates the lands as “Regional Centre”, “Living Areas” and “Major Open Space Areas” in Schedule ‘A’ Regional Structures. Regional Centres are the focus of urban activities providing a fully integrated array of institutional, commercial, major retail, residential, recreational, cultural, entertainment and major office uses. Regional Centres shall function as places of symbolic and physical interest for the residents and shall provide identity to the area municipalities within which they are located. Living Areas are predominantly for housing purposes and should be developed to incorporate a wide variety of housing types, sizes and tenures. Limited non-residential development is permitted in Living Areas, as a component of mixed-use developments.
- 7.4 The BEUC Secondary Plan conforms to the existing and the new ROP. The implementation of the Secondary Plan will ensure future development to be complementary to the existing built form and respect the historic value of this area. The redevelopment of the Goodyear Lands will provide an exciting opportunity to repurpose former industrial lands for the establishment of a new master-planned, higher-density mixed use community. Development within the Plan area will be designed to minimize environmental impact, adopt sustainable building technologies and support greater urban resilience.

### **Clarington Official Plan**

- 7.5 The Clarington Official Plan (OP) provides a vision for future growth and development of the Municipality to the year 2031, in conformity with the Regional Official Plan. The Municipality of Clarington Official Plan was updated in 2018 based on the key principles of sustainable development, healthy communities, and growth management.
- 7.6 The BEUC Secondary Plan area is identified as ‘Centre’ and ‘Built Up Area’ within the urban structure of the Municipality of Clarington. King Street, outside of the Centre is designated as ‘Regional Corridor’ and Liberty Street, outside of the Regional Centre is a ‘Local Corridor’.
- 7.7 Majority of land within the Secondary Plan area is designated as Urban Centre, Urban Residential and Environmental Protection Area in the Clarington OP according to Map A3 – Land Use. The predominant use of lands designated as Urban Centres shall be to act as a focal point of cultural, community, recreational and institutional uses. The Urban Centres shall be planned and developed as a centre of regional significance, providing the highest level of retail and service uses. Urban Residential land use shall be used for housing purposes. Within the Clarington’s Official Plan, the Goodyear lands are identified as Special Study Area 3- Goodyear Redevelopment Area. The Special Study Areas are subject to comprehensive planning studies as well as site clean up or mitigation to determine future land uses for that area.

- 7.8 Chapter 5 of the Clarington OP contains policies related to urban design and sustainability, with the goal of achieving greater sustainability through community, site, and building design practices. Important sustainable design principles include walkability, land efficiency, compact and connected communities, managing resources and energy efficiency, and putting the environment first. The Clarington OP also encourages sustainable design practices, including green infrastructure and green building design.
- 7.9 The Clarington OP encourages a minimum of 30% of all new housing to be affordable. Alternative forms of housing are permitted and supported by the Official Plan, including accessory units, and assisted and special needs housing.
- 7.10 The BEUC Secondary Plan reflects the direction provided in the Clarington Official Plan.

### **Priority Green**

- 7.11 The Bowmanville East Urban Centre Secondary Plan will guide development to meet the standards outlined in the Priority Green framework. This will involve implementing energy-efficient and sustainable practices in building design and construction, as well as considering renewable/alternative energy systems.
- 7.12 New development will provide for and be supported by a generous public realm including a western gateway, a newly established 'flex' shared street along Temperance Street, active frontages along King Street, Division Street and Temperance Street, new connections to the Goodyear Lands and Bowmanville Creek, and new public parks and open spaces.
- 7.13 The Secondary Plan requires all development in this area to meet high standards for energy efficiency and sustainability in building design and construction. It shall incorporate energy, water and waste conservation measures.

## **8. Public Comments**

- 8.1 Throughout the Secondary Plan process, the collection of public comments and feedback has been ongoing. All comments received to date have contributed to the draft Secondary Plan and Urban Design Guidelines. Comments from the public on the draft documents will contribute to the next version of these documents.
- 8.2 Prior to the release of the draft BEUC Secondary Plan, the project team held three Public Information Centres (PICs) to introduce the process the Municipality is undertaking to develop a Secondary Plan and to share and seek feedback on the emerging plan. Key themes from the comments received during and after the PICs are summarized in Section 4.

- 8.3 A summary of all public comments will be provided in the subsequent recommendation report.

## **9. Agency and Departmental Comments**

- 9.1 Notice of Statutory Public Meeting and the request for comments was provided to the Agencies in late December. Typically, a minimum of four weeks is required by agencies to provide comments on extensive documents like a Secondary Plan. To date, the vision, demonstration plan and technical reports have been reviewed by agencies. As we approach the Recommendation Report phase, we expect agencies to formally submit their comments. The Municipality will ensure that all commenting agencies have provided their input before advancing with a Recommendation Report to Council.
- 9.2 The steering committee has been an integral part of the secondary plan process. Municipal staff from Planning and Infrastructure Services, the Region of Durham, CLOCA, representative from Bowmanville Hospital, Bowmanville BIA, local School Boards, two landowners and the landowners retained Consultant, and the lead consultant for the Municipality are members of the BEUC Secondary Plan steering committee. The steering committee has provided direction on the technical reports and the demonstration plan, as well as have provided early comments on the first draft of the Secondary Plan and the Urban Design Guidelines.

## **10. Financial Considerations**

- 10.1 The Bowmanville East Urban Centre Secondary Plan is funded by the Municipality, with a cost recovery agreement in place between the Goodyear landowners, Continental ContiTech for some studies related to the Goodyear portion of the Secondary Plan.

## **11. Clarington Strategic Plan 2024-2027**

- 11.1 The preparation of the Bowmanville East Secondary Plan directly contributes to several priorities and actions within the 2024-2027 Clarington Strategic Plan.
- 11.2 Under Priority G.1.2 in the Strategic Plan, “Develop a long-term vision for historic downtowns” is listed as an action. This Secondary Plan supports Historic Downtown Bowmanville. It envisions Downtown Bowmanville to continue its role as the social and commercial heart of the community. The Downtown will maintain its historic character, and surrounding development will complement it.
- 11.3 Under Priority G.2.1 in the Strategic Plan, “Update and complete identified Secondary Plans” is a listed action. By presenting this draft update to the Bowmanville East Secondary Plan, we are reaching an important milestone in the project process. Staff will use the comments and direction from the Statutory Public Meeting to bring forward a

revised Secondary Plan and recommendation report to complete the Secondary Plan update.

## **12. Concurrence**

12.1 This report has been reviewed by the Deputy CAO/Treasurer.

## **13. Conclusion**

- 13.1 The purpose of this staff report is to provide an overview of the planning approach and process undertaken for the Bowmanville East Urban Centre Secondary Plan Update. It includes details about the initiation of the plan, the establishment of the planning policy framework, the involvement of the public for engagement and comments, and the comments received from agencies to date for the Public Meeting.
- 13.2 Following consultations with agencies, stakeholders, and the public, the draft BEUC Secondary Plan has been prepared for Council, agencies, and public review. Subsequent to this Public Meeting, the draft documents will be further revised in response to the comments received. Staff will prepare a subsequent Recommendation Report.
- 13.3 Upon adoption, the Official Plan Amendment (which directs the Secondary Plan and Urban Design Guidelines to be added to the Official Plan) will be submitted to the Region of Durham for review and approval. As part of the Region of Durham's review process, the Amendment will be circulated to agencies and the Province for their comments. Subsequently, the Region will issue a Notice of Decision regarding the Amendment, initiating the 20-day appeal period. If no appeals are made to the Region's Decision on the Amendment, it will be in full force and effect. This approval process may be altered due to potential legislative changes.

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Attachments:

Attachment 1 – Sequence of Events

Attachment 2 – Draft Official Plan Amendment

Attachment 3 – Draft Secondary Plan

Attachment 4 – Draft Schedules

Attachment 5 – Draft Urban Design Guidelines



Attachment 6 – Summary of Technical Background Reports

Interested Parties:

List of Interested Parties available from Department.

### Sequence of Events Summary

Date	Event
October 2, 2017	Initiation of the Secondary Plan Update <a href="#">PSD-072-17</a>
September 20, 2018	Steering Committee Meeting #1
<b>November 22, 2018</b>	<b>Public Information Centre #1</b>
March 19, 2019	Steering Committee Meeting #2
October 15, 2019	Meeting with Goodyear Landowner
<b>May 1, 2019</b>	<b>Public Information Centre #2</b>
January 20, 2020	Steering Committee Meeting #3
July 20, 2020, May 26, 2021, January 13, 2022	Meetings with Goodyear Landowner
April 13, 2022	Steering Committee Meeting #4
<b>June 1, 2022</b>	<b>Public Information Centre #3</b>
October 17, 2022 and February 9, 2023	Meeting with Goodyear Landowner
October 12, 2023	Steering Committee Meeting #5
December 20, 2023	Notice of Statutory Public Meeting mailed to properties in the Secondary Plan area and within 300m
December 21, 2023	Draft materials; Official Plan Amendment, Secondary Plan, Urban Design Guidelines, available on project webpage
December 21, 2023	Interested Parties notified of draft documents available on project webpage
December 20, 2023 and January 10, 2024	Newspaper advertisements of Statutory Public Meeting
December 20, 2023 – January 21, 2024	Notice of Statutory Public Meeting advertised on Municipal facilities reach screens
January 17, 2024	Staff Report available
<b>January 22, 2024</b>	<b>Statutory Public Meeting</b>

**Draft Amendment No. XXX  
To the Clarington Official Plan**

**Purpose:** The purpose of this Amendment is to include the updated Bowmanville East Urban Centre Secondary Plan in the Clarington Official Plan. This Secondary Plan will facilitate the development of a sustainable, livable, and inclusive community in the Secondary Plan area.

Although predominantly residential, the Secondary Plan area will feature a mix and intensity of uses that allow many needs to be met locally, while also having access to broader amenities. The Secondary Plan promotes higher densities, a mix of uses, a diversity of housing types and tenures, as well as sustainable design.

**Location:** This Amendment applies to an approximately 160-hectare area centered on the intersection of King Street East and Liberty Street. The western and eastern boundaries of the plan area is defined by Bowmanville Creek and Soper Creek respectively. Goodyear Lands designated as Special Study Area #3 under the Clarington Official Plan form part of this Secondary Plan.

**Basis:** In 2017, Council authorized an update of the Bowmanville East Secondary Plan to bring it into conformity with the Clarington Official Plan, Regional and Provincial policies, to address market trends, and to reflect the unique redevelopment potential of the former Goodyear Lands. The Secondary Plan has been prepared based on the priorities of Council which include Affordable Housing, Excellence in Urban Design, and Sustainability and Climate Change and are key policy directions guiding the Secondary Plan. Fundamental to the above has been Community Engagement.

This Amendment is based upon the study team's analysis and an extensive public consultation process which included Public Information Centres in November 2018, May 2019 and June 2022.

Public and landowner input was received through a facilitated discussion, email, and online comment forms. The Steering Committee's input has also provided direction for the secondary plan.

Background reports were prepared as part of the Secondary Plan process. The background reports below highlighted key challenges and opportunities for the Bowmanville East Urban Centre and provided direction to the Secondary Plan. The list of reports is as follows:

- Phase 1 Technical Report
- Existing Servicing Conditions Report
- Phase 2 Technical Report
- Transportation Impact Study - Goodyear
- Functional Servicing Report - Goodyear

## Actual Amendment:

Unless otherwise indicated, in the Amendment, newly added text is shown with underlining, and deleted text is shown as a strikethrough.

1. Existing Section 17.4 Special Study Area 3 – Goodyear Redevelopment Area is hereby amended as follows:

17.4.2 The Goodyear Redevelopment Area shall be planned as a mixed use residential area taking full advantage of its proximity to downtown Bowmanville and the Bowmanville Creek. ~~Prior to any redevelopment, a comprehensive redevelopment plan shall be prepared and adopted as an amendment to the Bowmanville East Town Centre Secondary Plan.~~

17.4.4 ~~In preparing the comprehensive redevelopment plan, the following principles shall be applied:~~

- ~~a. The existing street grid network will be extended to form the street and future development blocks;~~
- ~~b. Consideration will be given to the adaptive reuse of portions of the existing plant buildings;~~
- ~~c. Generous physical and visual access to the Bowmanville Creek valley will be created;~~
- ~~d. A mix of residential, commercial, and park uses will be considered;~~
- ~~e. High and mid-rise residential areas will transition to lower density residential areas to the south and east;~~
- ~~f. The area will be planned to the highest standards of sustainability, potentially including district energy; and~~
- ~~g. The lands within the natural heritage system and the flood plain will be dedicated to the Municipality of Clarington. New development within the Goodyear Redevelopment area shall comply with the Bowmanville East Urban Centre Secondary Plan.~~

2. Existing Part Six, Section 3 “General Policies for Secondary Plans” is hereby amended as follows:

“3. Secondary Plans have been prepared for the following areas:

- a) ~~Bowmanville East Town Centre~~ Bowmanville East Urban Centre;
- b) Bowmanville West Town Centre;
- c) Courtice Main Street;
- d) Newcastle Village Main Central Area;

- e) Port Darlington Neighbourhood;
  - f) Bayview;
  - g) Clarington Energy Business Park;
  - h) Brookhill Neighbourhood;
  - i) Clarington Technology Business Park;
  - j) Foster Northwest;
  - k) Southeast Courtice;
  - l) Wilmot Creek Neighbourhood;
3. Existing Part Six, SECONDARY PLANS, is hereby amended by deleting the Bowmanville East Town Centre Secondary Plan in its entirety and replacing it with the Bowmanville East Urban Centre Secondary Plan as shown in **Attachment 1**.
4. A new Policy is added after Policy 23.3.4 as follows and the remainder of the policies in subsection 23.3 are renumbered accordingly:

23.3.5 Notwithstanding Policy 23.3.4, for the areas subject to the following secondary plans, where there is a conflict or inconsistency with the parent Plan, the Secondary Plan shall prevail, including for the density and intensification policies of the parent Plan:

- i) Bowmanville East Urban Centre Secondary Plan

# Bowmanville East Urban Centre Secondary Plan

Municipality of Clarington

Draft December 2023

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**APPENDIX A – URBAN DESIGN GUIDELINES**

DRAFT

## 1.0 Introduction

Centered on the intersection of King Street East and Liberty Street, the 128-hectare Bowmanville East Urban Centre Secondary Plan area (“the Plan area”) encompasses a mix of land uses and a diverse built form. The Plan area includes a number of notable districts and destinations, including the traditional Downtown, the East Business District, the former Goodyear manufacturing lands, the Bowmanville Mall and the Lakeridge Health Bowmanville Hospital, and is home to a number of businesses, services and government offices. The Plan area includes portions of the two significant natural heritage assets – the Bowmanville Creek and Soper Creek and their associated valley lands – that define its western and eastern boundaries.

Furthermore, the Plan area contains the lands of the former Goodyear manufacturing plant (known as the “Goodyear Lands”). Located south of the Downtown and directly adjacent to the Bowmanville Creek, this approximately 23-hectare brownfield site represents the largest redevelopment site within east Bowmanville.

In the Clarington Official Plan, the majority of the lands are designated as Urban Centre, with the Goodyear Lands designated as Special Study Area #3. The Plan area functions as a focal point of activity, interest and identity for residents of the Municipality of Clarington. This Secondary Plan will build upon the existing condition of Bowmanville East by encouraging forward-thinking development which contributes to the future long-term prosperity and well-being of this complete community.

In conformity with the updated Clarington Official Plan, the Secondary Plan is rooted in four priorities as identified by Clarington’s Council:

- 1) **Sustainability and Climate Change** – the Secondary Plan will support the adoption of a “green lens” approach to development, with the intent of protecting and enhancing the natural environment, ensuring land use patterns promote sustainable living, and striving towards a net zero community.
- 2) **Urban Design** – the Secondary Plan will celebrate and enhance the history and character of the Bowmanville East Urban Centre, creating a sense of place through appropriate built form and high quality urban design.
- 3) **Affordable Housing** – the Secondary Plan will permit a variety of housing types and tenures to ensure there are ample and appropriate housing options for people of all ages, incomes and abilities.
- 4) **Community Engagement** – the Secondary Plan will be underpinned by a robust public consultation and engagement process to ensure an inclusive and welcoming planning process.

The policies of the Secondary Plan are in conformity with the Durham Region Official Plan. The purpose of the Secondary Plan is to provide planning and design policies to guide future

development within the Bowmanville East Urban Centre. The directions of the Secondary Plan will be implemented through Plan of Subdivision, Zoning and Site Plan Control.

Development proposals within the Plan area will adhere to this Plan, ensuring that the Bowmanville East Urban Centre achieves the vision and guiding principles which were formulated during the planning process with input from key stakeholders and the broader community. This Plan is complemented by a set of Urban Design Guidelines (attached as Appendix A), which provide direction for its implementation.

## **2.0 Vision, Principles & Objectives**

### **2.1 Vision**

Bowmanville East will be a vibrant, livable and sustainable community. Bowmanville East will embody a unique identity, one which celebrates and values its historic character while evolving and adapting to meet the needs of future generations. It will maintain and build on the existing urban fabric, while accommodating opportunities for gradual growth and change.

The Plan area will feature a mix of uses of varying intensity, including residential, commercial, employment, open space and institutional uses, in order to meet the everyday needs of both existing and future residents. A variety of housing, businesses, and essential services will be located within the Plan area, helping shape Bowmanville East into a retail, tourism and civic destination—welcoming people of all ages, incomes and abilities to live, work and play.

New infill buildings will be developed at appropriate and complementary heights and densities and implement transitions to the existing built form. The redevelopment of the Goodyear Lands will provide an exciting opportunity to repurpose former industrial lands for the establishment of a new master-planned, higher-density mixed use community.

The Plan area will provide a cohesive and walkable public realm, comprised of a network of ecologically-rich parks, open spaces, and multimodal streetscapes. These will introduce additional opportunities for greenery, public art and active transportation, encouraging users to explore and interact with the community. The existing natural heritage system, including the valleylands adjacent to the Bowmanville and Soper Creeks, will be preserved, enhanced and connected to the broader Plan area.

Finally, Bowmanville East is envisioned as an inclusive and forward-thinking community. This Plan includes policies which support municipal affordable housing targets and encourage a wide range of housing options to meet the varied needs of residents. Development within the Plan area will be designed to minimize environmental impact, adopt sustainable building

technologies and support greater urban resilience in pursuit of a post-carbon future.

## 2.2 Guiding Principles & Objectives

This Vision will be realized through the implementation of policy directions which are based upon the following seven key guiding principles and their associated objectives:

1. **Provide Housing Choice and Affordability** – to ensure that residents are able to access and maintain adequate, affordable and suitable housing which securely contributes to their sense of well-being and quality of life.
2. **Improve Connections** – to facilitate comfortable, direct and efficient connections for all modes of transportation in order to enable access between key destinations and promote mobility via active transportation methods.
3. **Diversify Open Space** – to create opportunities for parks, open spaces, and streetscapes which support recreational activities, social interaction and diverse programming for users of all ages and abilities.
4. **Maintain Historical Character** – to recognize the area’s unique pattern of historical development and to promote development which is complementary to the existing character and enables context-sensitive transitions in built form.
5. **Establish an Active Street Wall** – to support development which has appropriate and pedestrian-oriented scale and massing, and where appropriate locates active uses at-grade to support street-level activity.
6. **Promote a Sense of Place** – to strengthen and celebrate the unique characteristics of the area and encourage a built form and public realm which reinforces its key role as a destination within Clarington.
7. **Create a Sustainable Future** – to ensure a healthy environment for future generations through development practices which protect the natural environment and respond to climate change in the pursuit of a resilient, equitable and post-carbon future.

## 3.0 Community Structure & Character Areas

### 3.1 Community Structure

The community structure for the Bowmanville East Urban Centre organizes a distribution of land uses and intensities of development to achieve this Plan's vision, principles & objectives. The Secondary Plan establishes five Character Areas across the Plan area which respond to existing urban conditions, define the identities of different areas within the Urban Centre, and provide guidance in regards to the hierarchy and character of future redevelopment. As identified on Schedule A of this Plan, the key structuring elements of the Plan area include:

- 3.1.1 Character Areas: Five Character Areas are established to define and organize future development within the Plan area, including direction in regards to land use, building heights and public realm features. The five Character Areas include the Historic Downtown, East Business District, Downtown Corridor, Residential Neighbourhoods and Goodyear Lands. Sections 3.2 to 3.6 of this Plan describe the Character Areas.
- 3.1.2 King Street Corridor: As a Regional Corridor, King Street shall be the primary location for higher-density, mixed use areas which support higher-order transit services, pedestrian-oriented development, and a concentration of commercial and service uses to serve the community, in accordance with the Regional Official Plan.
- 3.1.3 Liberty Street Corridor: As a Local Corridor, Liberty Street shall be developed with mixed use areas with appropriate densities to support frequent transit service, in accordance with the Regional Official Plan.
- 3.1.4 Environmental Protection Areas: Environmental Protection Areas along the Bowmanville and Soper Creek valleys largely define the eastern and western boundary of the Plan area.
- 3.1.5 Parks and Open Space: The parks and open space network includes the existing Rotary Park, a Neighbourhood Park with an important civic and community role. Additional public parks and open spaces are anticipated to be developed through future development within the Plan area, including a parkette within the Goodyear Lands.
- 3.1.6 Gateways and Prominent Intersections: Gateways are key locations where high-quality architectural design and treatment will be applied. Gateways are located at the western and eastern terminus points of the King Street corridor, signifying points of entry into the Plan area. Prominent Intersections are key intersections that function as community

focal points, where built form and special architectural and landscaping elements serve to emphasize the significance of the intersection.

## 3.2 Historic Downtown Character Area

### *Objective*

- 3.2.1 The **Historic Downtown** will continue to function as the social and commercial heart of the Bowmanville community, preserving the distinctive main street character and fine-grain streetscape which defines its status as a local destination for shopping, dining and public life.

### *Policies*

- 3.2.2 It is the Municipality's intent to maintain the Historic Downtown as the administrative and symbolic centre of Clarington. New civic, administrative and institutional uses are encouraged to be located along Temperance Street, helping to entrench and expand the presence of existing municipal buildings and to establish a local hub for these functions.
- 3.2.3 King Street will continue to serve a primary commercial function, with retail and service uses located on the ground floor of mixed use buildings.
- 3.2.4 New development will support context-sensitive intensification and redevelopment which maintains the heritage character of the Historic Downtown.
- 3.2.5 New development will be comprised of primarily mid-rise forms and will preserve the historic character and existing fine-grain streetscape of the King Street corridor.
- 3.2.6 New development will provide for and be supported by a generous public realm including a western gateway, a newly established 'flex' shared street along Temperance Street, active uses along King Street, Division Street and Temperance Street, new connections to the Goodyear Lands and Bowmanville Creek, and new public parks and open spaces.

## 3.3 East Business District Character Area

### *Objective*

- 3.3.1 The East Business District will continue to develop as a commercial and mixed use center while leveraging opportunities from existing anchor retail and institutional uses.

### *Policies*

- 3.3.2 Medical clinics, offices, laboratories, and other supportive uses are encouraged to be located within the East Business District in order to create an expanded medical campus adjacent to the Lakeridge Health Bowmanville Hospital and deliver high-quality job opportunities.
- 3.3.3 The Bowmanville Mall is recognized as the major commercial anchor of the East Business District. Further development or redevelopment is encouraged to retain retail uses while locating buildings closer to the street to create a more direct relationship to King Street.
- 3.3.4 New development will be comprised of primarily mid-rise and high-rise forms, with opportunities for high-rise buildings fronting King Street. Where new development abuts existing low-rise residential forms, a transition in built form will be implemented.
- 3.3.5 New development within the East Business District is encouraged to create a finer grained street network around Lakeridge Health Bowmanville Hospital and provide additional frontage for development.
- 3.3.6 New development will provide for and be supported by public realm opportunities including an eastern gateway, active frontages along King Street East and Liberty Street South, potential new connections and views to Soper Creek, and new public parks and open spaces.

## 3.4 Downtown Corridor Character Area

### *Objective*

- 3.4.1 The Downtown Corridor will act as a mixed use transition zone which cohesively links the East Business District and Historic Downtown.

### *Policies*

- 3.4.2 New development will include a mix of mid-rise and high-rise forms, with the built form implementing a transition between the mid-rise character of the Historic Downtown and the high-rise buildings of the East Business District.
- 3.4.3 Development is encouraged to contribute to a cohesive, well-scaled and consistent street wall along King Street East between Division Street and Liberty Street.
- 3.4.4 New development will provide for and be supported by public realm opportunities including active frontages along King Street, potential new connections to the Goodyear

Lands and Bowmanville Creek, and new public parks and open spaces.

### 3.5 Residential Neighbourhoods Character Area

#### *Objective*

- 3.5.1 The Residential Neighbourhoods will function as an extension of the existing low-density residential areas to the north and south, introducing context-sensitive opportunities for new infill housing. Residential Neighbourhoods within the identified Regional Centre are planned to accommodate higher densities to support the planned function of the other Character Areas, while Residential Neighbourhoods within the remainder of the Plan area are intended to form an appropriate transition of built form and uses to those permitted in the surrounding Urban Residential areas outside of the Bowmanville East Secondary Plan.

#### *Policies*

- 3.5.2 New development will include a range of housing forms, typologies and tenures, to improve housing choice and supply.
- 3.5.3 Existing institutional uses in this Character Area will be encouraged to remain, with the potential to be incorporated into future site redevelopment.
- 3.5.4 Development within this Character Area will provide for and be supported by a public realm strategy that is consistent with and contributes to the predominantly residential uses, including the protection and retention of mature trees, where possible.

### 3.6 Goodyear Lands Character Area

#### *Objective*

- 3.6.1 The Goodyear Lands will be planned and developed as a complete community which repurposes former industrial lands to create new housing units and jobs while creating accessible connections to the surrounding natural heritage system and traditional Downtown.

#### *Policies*

- 3.6.2 New development will be comprised of a mix of mid-rise and high-rise forms, with high-rise buildings located at the core of the Character Area and a downwards transition to mid-rise towards the existing residential neighbourhoods to the east and north.



- 3.6.3 A network of new public streets will be established to improve the connectivity of the Goodyear Lands to its surrounding areas.
- 3.6.4 A new parkette will be established at the centre of the Character Area to provide active and passive recreational space.
- 3.6.5 New development will deliver new community facilities and services, including a potential school site, required to serve the needs of the new residential community, to be determined in consultation with the Municipality of Clarington and other stakeholders. A new school may be within the podium of a mixed use building.
- 3.6.6 New development will provide for and be supported by new public realm opportunities, including new connections to the Bowmanville Creek and the surrounding natural heritage network, enhanced streetscape treatments, and a new public plaza.
- 3.6.7 New development will have regard for the heritage value of existing industrial buildings on-site and is encouraged, where possible, to retain and adaptively re-use heritage properties.
- 3.6.8 The industrial history of the Goodyear Lands will be incorporated into the design of the public realm through landscaping, lighting, signage, heritage interpretation installations, public art, and/or other appropriate forms.

## **4.0 Natural Heritage, Sustainable Development and Urban Resilience**

### **4.1 Objectives**

- 4.1.1 To provide for the protection, restoration and enhancement of the natural heritage system, including its ecological integrity and function.
- 4.1.2 To ensure that watercourses, sensitive species, and wildlife habitat, amongst other features, are not harmed by the effects of human activity.
- 4.1.3 To protect the natural heritage system from incompatible development.
- 4.1.4 To facilitate active transportation connections to the natural heritage system, where appropriate.

- 4.1.5 To facilitate development proposals which achieve sustainable development and building design principles.
- 4.1.6 To encourage development which supports improved outcomes in regards to climate change adaptation and mitigation, water conservation and management, energy conservation and management, urban tree canopy, biodiversity, and local food systems.

## 4.2 Environmental Protection Area

- 4.2.1 Environmental Protection Areas are recognized as the most significant components of the Municipality's natural environment. These areas and their ecological functions are to be preserved and protected from the impacts of human activity. Lands designated Environmental Protection Area are shown on Schedule A.
- 4.2.2 Environmental Protection Areas include natural heritage features, hydrologically sensitive features, lands within the regulatory flood plain of a watercourse, and hazard lands associated with valley systems, including slope and erosion hazards. Areas associated with Environmental Protection Areas support their ecological integrity and include vegetation protection zones and other natural heritage areas.
- 4.2.3 The delineation of the boundary of lands designated as Environmental Protection Area are approximate and shall be detailed through appropriate site-specific studies prepared as part of the review of development applications in accordance with the policies of this Secondary Plan and the Clarington Official Plan.
- 4.2.4 Development shall be subject to the policies of the Clarington Official Plan as it pertains to natural heritage system policies in Section 3.4, Watershed and Subwatershed Plans policies in Section 3.5, the Hazards policies in Section 3.7, and the Environmental Protection Areas policies in Section 14.4.
- 4.2.5 The eastern portion of the Plan area includes lands within the Soper Creek subwatershed. The Municipality is undertaking the Soper Creek Subwatershed Study to develop the Soper Creek Subwatershed Plan, which will identify stormwater management and natural heritage strategies to protect, rehabilitate, and enhance the natural features within the watershed. Development within the Plan area shall be required to adhere to the recommendations of the Subwatershed Plan.
- 4.2.6 Notwithstanding Section 14.4 of the Clarington 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.

4.2.7 Notwithstanding Section 14.4 of the Clarington 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 is 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.

### 4.3 Climate Change and Urban Resilience

4.3.1 The Municipality's array of planning tools, including this Plan, the associated Urban Design Guidelines, as well as the Priority Green Development Program, will ensure development proposals meet increasingly rigorous standards of energy and water conservation, and reduce carbon emissions.

4.3.2 Development proposals should:

- a) Demonstrate best practices in green building technologies, use of renewable and alternative energy sources, and employ other sustainable design measures to contribute to the achievement of the Region of Durham's greenhouse gas emissions target of 80% below 2007 levels by 2050;
- b) Where feasible, utilize materials from sustainable sources for construction and infrastructure projects, and account for positive and negative life-cycle impacts of materials when assessing their contribution;
- c) Consider the climate risks and implement where feasible the primary adaptation measures outlined in the most recent version of the Durham Region Climate Resilience Standard for New Houses;
- d) Utilize street alignments, building placement, and façade design to maximize potential for passive and active solar energy capture; and
- e) Support the use of electric vehicles through the provision of charging infrastructure in the Mixed Use and High Density Residential areas and in on-street parking areas near parks. Engagement with utility companies early in the planning process is strongly encouraged.

4.3.3 In multi-unit residential, townhomes, and non-residential with shared common onsite parking spaces, provide at least 20% of parking spaces with electrical vehicle charging stations. All remaining spaces will be designed to enable future charging station

installation.

- 4.3.4 The Municipality will work with Durham Region, GO Transit, Metrolinx, and neighbouring municipalities to improve transit services, carpooling, and other traffic demand management measures in order to reduce greenhouse gas emissions from private automobile reliance.
- 4.3.5 Integrate climate change adaptation and mitigation strategies into development proposals through land use and development patterns that:
  - a) Maximize vegetation and natural areas to support improved air quality, stormwater management, and carbon sequestration;
  - b) Reduce emissions of greenhouse gases, including embodied carbon, and other pollutants;
  - c) Maximize opportunities for the use of renewable energy systems; and
  - d) Promote active transportation.

#### 4.4 Sustainable Design

- 4.4.1 Prioritize development proposals that include water efficient building design and practices in all new buildings, including measures such as ultra-low flow fixtures, dual flush toilets, and rainwater harvesting.
- 4.4.2 The Municipality will support a variety of water conservation efforts through building technology, landscaping, and stormwater management.
- 4.4.3 Prioritize development proposals that include energy efficient building design and practices in all new buildings.
- 4.4.4 Incorporate energy-saving measures in buildings such as window shading, daylight design, daylight sensors, heat recovery ventilation, high-efficiency mechanical equipment, and energy efficient appliances and lighting.
- 4.4.5 The following can be used to mitigate heat island effects:
  - a) Green roof and cool roof strategies that use high albedo materials to reduce heat gain;
  - b) The strategic use of deciduous trees to help with evapotranspiration and shading of sidewalks and hard surface areas in summer;
  - c) Solar access in winter; and

- d) Light-coloured paving materials with an initial solar reflectance of at least 0.33 at installation or a solar reflectance index of at least 29.
- 4.4.6 Buildings should be designed and constructed to achieve all mandatory measures of the most current version of ENERGY STAR for New Homes or comparable rating system. Buildings should be designed for solar readiness by accommodating connections to solar photovoltaics (PV) or solar thermal connections.
- 4.4.7 Public realm light fixtures should be LED, pedestrian-scaled, and conform with the Municipality's lighting standards.
- 4.4.8 Alternative energy systems and renewable energy systems are permitted and encouraged in accordance with Provincial and Federal requirements.
- 4.4.9 Encourage development and streetscape improvements which support biodiversity objectives by incorporating a wide variety of species at-grade and on rooftops, including native plant species, pollinator-friendly species, drought-resistant species and edible landscapes.
- 4.4.10 Protect the existing urban tree canopy by retaining mature trees, where possible.
- 4.4.11 All private development shall be supported by landscape plans which demonstrate how the development will contribute to the urban forest, improve the health and diversity of the natural environment, support other local plant and animal species, and further enhance the connectivity of the built environment to natural heritage features and hydrologically sensitive features.
- 4.4.12 Incorporate sufficient soil volume to ensure growth of large, healthy shade trees, and, where appropriate, other plantings, informed by design guidelines developed by the Municipality.
- 4.4.13 New development and public realm improvements are required to use native plant species wherever possible, particularly along rights-of-way and pedestrian trails.
- 4.4.14 A diversity of tree species shall be planted in parks and along rights-of-way to provide a healthy and more robust tree inventory that is less prone to insects and diseases. The selection of tree species within the Secondary Plan area will contribute to the Municipality's species diversity objectives.
- 4.4.15 Where trees and shrubs are destroyed or harvested pre-maturely prior to proper study and approval, compensation will be calculated at a 3:1 ratio.

4.4.16 Local food production and distribution is encouraged and supported by this Plan.

Opportunities include:

- a) Community gardens;
- b) Use of food-producing plant species;
- c) Food co-ops and community food centres;
- d) Food-related home businesses; and
- e) Farmer's markets.

## **5.0 Land Use**

### **5.1 Objectives**

- 5.1.1 To contribute to the development of a complete community with a full range of housing, services and amenities to meet the daily needs of people of all ages and abilities.
- 5.1.2 To achieve an appropriate mix of commercial, residential, recreational, cultural, and institutional uses at densities appropriate for an urban downtown.
- 5.1.3 To permit levels of retail and service uses along King Street East and West to meet local needs and support the continued vibrancy of the Historic Downtown.
- 5.1.4 To achieve a transition in land use towards stable residential areas and the natural heritage system.

### **5.2 General Policies**

- 5.2.1 The development of the Bowmanville East Urban Centre will realize efficient and transit-supportive urban densities within the delineated Regional Centre by achieving a minimum target of 150 people and jobs per gross hectare, in accordance with the Regional Official Plan. The delineated boundary of the Regional Centre is shown on Schedules A and B.
- 5.2.2 Development will adhere to the distribution of land uses as indicated in Schedule B. Minor alterations that maintain the intent of this Plan's policies may occur without amendment through the development approval process and in accordance with policies

24.1.2 and 24.1.3 of the Clarington Official Plan.

5.2.3 The following land use designations apply within the Secondary Plan area:

- a) Mixed Use Area;
- b) High Density Residential;
- c) Medium Density Residential;
- d) Low Density Residential;
- e) Institutional;
- f) Neighbourhood Parks and Parkettes; and,
- g) Environmental Protection Areas.

5.2.4 Home-based occupations are permitted as an accessory use to a residential dwelling for all land use designations within this Plan, to the extent that they are compatible with residential uses and are in accordance to Section 9.3.3 of the Clarington Official Plan.

5.2.5 Within all residential land use designations, small-scale service and neighbourhood retail uses are permitted to the extent that their nature, scale, design and location are compatible with residential uses. These uses are intended to serve the population within the immediate area and improve the walkability and concentration of local amenities.

5.2.6 Live-work units are defined as a single unit consisting of both a commercial, retail, and/or office component and a residential component that is occupied by the same resident(s).

5.2.7 Existing uses within the Historic Downtown Character Area, 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 Historic Downtown.

5.2.8 Drive-through facilities are not a permitted use in any land use designation.

### 5.3 Mixed Use Area

5.3.1 The Mixed Use Area designation allows for the greatest mix of uses including residential, office, retail, personal service, cultural, community, and institutional uses.

- 5.3.2 Development within the Mixed Use Area designation shall predominantly consist of street-oriented building forms with active retail and service uses at-grade, and residential and/or non-residential uses above.
- 5.3.3 The following uses shall be permitted within the Mixed Use Area designation:
- a) Residential dwellings, in compliance with the dwelling types outlined in Policy 5.3.4;
  - b) Live-work uses;
  - c) Assisted and special needs housing;
  - d) Office uses, including professional and medical offices,
  - e) Commercial uses including retail stores, restaurants, and personal service uses;
  - f) Community uses such as libraries, community centers, schools, places of worship, daycare facilities, post offices, fire and police stations or similar uses designed to serve the community at large;
  - g) Parks and open spaces, including privately-owned public spaces;
  - h) Hotels, convention and events facilities; and
  - i) Arts and cultural establishments.
- 5.3.4 Permitted residential dwelling types include:
- a) Dwelling units above the ground floor within a mixed use building;
  - b) Apartment buildings; and
  - c) All forms of townhouses.
- 5.3.5 A concentration of community and institutional uses, is encouraged to be located within the lands bound by Wellington Street, King Street, Silver Street and Division Street, in order to enhance and strengthen the existing civic and community center.
- 5.3.6 A concentration of medical-related uses, including medical offices, laboratories and pharmacies, is encouraged to be located within the lands on either side of King Street East between Liberty Street and Simpson Avenue in order to create a new medical campus around the Lakeridge Health Bowmanville Hospital.
- 5.3.7 Where Mixed Use Area lands abut Low Density Residential lands, proposed development is required to implement a gradual built form transition between high-rise and mid-rise forms and existing low-density residential areas.
- 5.3.8 In the redevelopment of lands, the Municipality will:
- a) Encourage the consolidation of smaller land parcels;
  - b) Encourage development which enhances the pedestrian character of the streetscape, including appropriate setbacks to accommodate retail spill-out areas;
  - c) Encourage joint parking and street access between abutting properties; and
  - d) Encourage the preservation, renovation and reuse of historic buildings.



## 5.4 High Density Residential

- 5.4.1 The High Density Residential designation allows for predominantly residential uses within mid-rise and high-rise building forms to deliver a mix of housing types and tenures.
- 5.4.2 The following uses shall be permitted within the High Density Residential designation:
- a) Residential dwellings, in compliance with the dwelling types outlined in Policy 5.4.3;
  - b) Live-work uses;
  - c) Assisted and special needs housing; and
  - d) Community uses such as libraries, community centers, schools, places of worship, daycare facilities, post offices, art and cultural facilities, fire and police stations or similar uses designed to serve the community at large.
- 5.4.3 Permitted residential dwelling types include:
- a) Apartment buildings.

## 5.5 Medium Density Residential

- 5.5.1 The Medium Density Residential designation allows for predominantly residential uses with mid-rise building forms to deliver a mix of housing types and tenures.
- 5.5.2 The following uses shall be permitted within the Medium Density Residential designation:
- a) Residential dwellings, in compliance with the dwelling types outlined in Policy 5.5.3;
  - b) Live-work uses;
  - c) Assisted and special needs housing; and,
  - d) Community uses such as libraries, community centers, schools, places of worship, daycare facilities, post offices, fire and police stations or similar uses designed to serve the community at large.
- 5.5.3 Permitted residential dwelling types include:
- a) Apartment buildings; and,
  - b) All forms of townhouses.
- 5.5.4 In addition to the uses permitted by Policy 5.5.2 and 5.5.3 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.

## 5.6 Low Density Residential

- 5.6.1 The Low Density Residential designation allows for predominantly residential uses within grade-related dwellings to deliver a mix of housing types and tenures.
- 5.6.2 The following uses shall be permitted within the Low Density Residential designation:
  - a) Residential dwellings, in compliance with the dwelling types outlined in Policy 5.6.3; and
  - b) Community uses such as libraries, community centers, schools, places of worship, daycare facilities, post offices, or similar uses designed to serve the community at large.
- 5.6.3 Permitted residential dwelling types include:
  - a) All forms of townhouses;
  - b) Semi-detached dwellings; and
  - c) Detached dwellings.
- 5.6.4 Where lands designated Low Density Residential are adjacent to an Arterial Road or a public park, higher-density building forms such as semi-detached houses and townhouses are strongly encouraged.
- 5.6.5 Private streets and private lanes are not permitted within the Low Density Residential Designation.

## 5.7 Institutional

- 5.7.1 Institutional includes uses such as government offices, archives and hospitals. The Institutional designation consists of lands used for the Municipal Administrative Centre and the Lakeridge Health Bowmanville Hospital.
- 5.7.2 The Municipality supports the retention and expansion of the existing Municipal Administrative Centre and the provision of other related institutional and civic uses within the Historic Downtown to strengthen its role as the administrative and symbolic centre of Clarington.
- 5.7.3 The Municipality supports the expansion of Lakeridge Health Bowmanville Hospital as required to meet the health care needs of existing and future residents. The

Municipality encourages the attraction and retention of other uses supportive to the Hospital, including medical offices and long-term care facilities.

- 5.7.4 The Municipality supports the co-location of social, health, retail, cultural, educational, and recreational uses, services and resources. The opportunity to co-locate these uses shall be considered when contemplating the expansion or redevelopment of existing community facilities and spaces.

## **6.0 Urban Design and Built Form**

### **6.1 Objectives**

- 6.1.1 To create a high-quality public realm which is safe, comfortable, welcoming and beautiful.
- 6.1.2 To support urban design principles that will result in a cohesive and inviting pedestrian experience across both the public and private realms.
- 6.1.3 To establish a scale and form of development that is human-scale, contextually-sensitive and appropriately transitions to its surroundings, including defining a distinctive built form identity for each Character Area.
- 6.1.4 To prioritize the creation of vibrant and animated streetscapes through the establishment of enhanced streetscape design, active at-grade uses, landscaping, street furniture and public art, which supports heightened levels of pedestrian activity.

### **6.2 General Policies**

- 6.2.1 The Urban Design Guidelines that accompany this Plan are to be used as guidance in the interpretation and implementation of this Plan's policies.
- 6.2.2 Development shall provide a variety of building types, heights and site configurations across the Plan area, and on lands that can accommodate multiple buildings.
- 6.2.3 Development shall distribute heights, densities and concentrations of varied uses as per the policies of this Secondary Plan to support a well balanced built environment with appropriate scale, form and transition.
- 6.2.4 Development shall contribute to a high-quality public realm which creates an integrated network of streets and open spaces and establishes pedestrian and cyclist friendly connections to support a growing residential and employment population.

- 6.2.5 Buildings shall provide appropriate transitions to adjacent low-rise residential areas, public parks and open spaces.
- 6.2.6 Streets and lanes are recognized as part of the public realm, in addition to their functional roles as access routes. They will provide linkages across Bowmanville East and support a connected and attractive public realm network together with other public spaces and areas.
- 6.2.7 Visually interesting streetscapes shall be created through variation in building typology, architectural detailing and massing.
- 6.2.8 Development shall be encouraged to integrate small-scale publicly-accessible open spaces, in the form of mid-block connections, sliver parks, forecourts, courtyards, mews and other micro spaces, in order to expand the public right-of-way and support finer grain pedestrian movement.

### 6.3 Placemaking and Streetscapes

- 6.3.1 Public art is encouraged to be incorporated into private development and public infrastructure to support placemaking, and should facilitate expressions of cultural and natural heritage, community history and local identity. The provision of public art shall be prioritized at Gateways and Prominent Intersections.
- 6.3.2 Development is encouraged to help enhance the experience of the community within its natural setting, including locating, siting and massing development to complement access and views to natural heritage features, and supporting extensions and improvements to the active transportation network.
- 6.3.3 King Street is recognized as the traditional main street and primary thoroughfare of the Bowmanville East Urban Centre. The environment along King Street will be designed to define and support its role as a commercial main street and vibrant urban place. An enhanced streetscape will be implemented through the following:
  - a) Sidewalks on both sides of the street;
  - b) Planting and furniture zones adjacent to pedestrian clearways on both side of the street, which may include seating, street trees, decorative planters, and pedestrian-scaled lighting;
  - c) Retail spill out space within the setback area; and
  - d) Distinctive paving and wayfinding elements which highlight the civic prominence of the street.
- 6.3.4 Temperance Street is an important secondary corridor within the organizing structure of the Bowmanville East Urban Centre. Home to a number of public spaces and buildings,

an enhanced streetscape along Temperance Street will be designed to define and support its role as a civic spine through the following:

- a) A shared 'flex' street treatment will be implemented along Temperance Street, between Wellington Street to Queen Street, by removing the formal distinctions between spaces dedicated to pedestrians, cyclists, and motorized vehicles.
- b) Planting and furniture zones on both sides of the street, which may include seating, street trees, decorative planters, and pedestrian-scaled lighting; and
- c) Retail spill out spaces within the setback area.

6.3.5 All streets should support a vibrant and attractive public realm, provide a safe pedestrian environment, and consider complete streets design principles, in line with direction provided within the Urban Design Guidelines.

6.3.6 The Municipality, in cooperation with local businesses, will promote the Historic Downtown as a point of tourist activity.

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

6.3.8 The Municipality will consider a Master Streetscape Plan for the Plan area to guide decisions for enhancing downtown Bowmanville East's streetscape for the next generation, including opportunities to reimagine key public right-of-ways.

## 6.4 Gateways and Prominent Intersections

6.4.1 Gateways and Prominent Intersections represent special locations within the Plan area which will support a distinct sense of place and are subject to enhanced public realm treatments. Gateways are designed in accordance with the Clarington Official Plan's policies on Gateways.

6.4.2 Gateways are the primary entry points to the Bowmanville East Urban Centre, contributing to a sense of arrival and reflecting the identity of the area as a whole. Gateways are located at the western and eastern terminus points of the King Street corridor, at each end of the Plan area, and are identified in Schedule A.

6.4.3 Prominent Intersections shall serve as community focal points, both visually in terms of building height, massing and orientation, architectural treatment and materials, and landscaping, and functionally in terms of destination uses, public spaces and amenities. The following locations within the Plan area are identified as Prominent Intersections:

- a) Scugog Street and King Street;
- b) Temperance Street and King Street East;
- c) Liberty Street and King Street East;
- d) Simpson Avenue and King Street East; and

e) At the centre of the Goodyear Lands (as part of a new planned street network).

6.4.4 Gateways and Prominent Intersections should include distinctive building, landscape and streetscape treatments, including but not limited to planters, public art, special paving, signage, and street furniture, which help frame the public realm and serve as a marker for entry points into the Plan area. Privately-owned publicly-accessible spaces are encouraged to be located at Prominent Intersections to contribute to their visual prominence.

6.4.5 Where appropriate, buildings should be located and massed to create, frame, and contribute to memorable and identifiable views and vistas towards Gateways and Prominent Intersections, with built form strategies such as building setbacks, stepbacks and articulation, and high quality landscape treatments, as generally described in the Urban Design Guidelines.

6.4.6 Streetscape design elements within the public right-of-way should be coordinated with and enhance private development sites adjacent to Gateway and Prominent Intersection locations, to create a cohesive visual identity.

## 6.5 Building Siting and Design

6.5.1 Buildings will be sited and oriented to frame adjacent streets and public spaces and fit harmoniously within the existing context.

6.5.2 Access from sidewalks, other pedestrian facilities and public open spaces to primary building entrances shall be clearly visible, convenient and direct, with minimum changes in grade, and shall be accessible and barrier free.

6.5.3 Buildings on corner lots shall have articulated facades facing both streets.

6.5.4 Larger buildings shall break up the visual impact of their mass through stepbacks to upper levels, recesses and projections, façade articulation, architectural detailing and changes in materiality, among others.

6.5.5 Development shall provide a transition, locating less dense and lower scale buildings in locations adjacent to lower density designations.

6.5.6 Buildings shall be sited to avoid front-to-back and/or overlook conditions. Where this cannot be achieved, impacts should be minimized with appropriate screening through architectural or landscape treatment.

6.5.7 Buildings shall be sited and designed to mitigate shadow and sky-view impacts on sensitive uses, including surrounding residential neighbourhoods and parks and open

spaces.

- 6.5.8 Balconies shall be recessed and/or integrated into the design of the building façade.
- 6.5.9 Air conditioning units, utility metres and similar features should not be visible from the public realm (street/sidewalk) and should be well integrated into a building massing, recessed and screened.

## 6.6 Active At-Grade Uses

- 6.6.1 Active at-grade uses help support pedestrian activity at street level, increasing visual interest and animation which contributes to urban vibrancy. Active at-grade uses include retail storefronts, restaurants, personal and business services, office lobbies or entrances, institutional uses, and residential lobbies and amenity areas.
- 6.6.2 Active at-grade uses shall be located along both sides of King Street, between Scugog Street and Galbraith Court. Additional active at-grade uses are encouraged at key intersections with north-south streets that extend off King Street, including Temperance Street, Division Street, Ontario Street, Scugog Street, and Liberty Street.
- 6.6.3 Active at-grade commercial or institutional uses shall maintain a minimum ground floor height of 4.0 metres, provide glazing along all major frontages, and introduce weather protection features, where appropriate.
- 6.6.4 Active at-grade residential uses shall locate entrances to be accessible from the public sidewalk, feature prominent entryway features to clearly indicate entrance and exit points to the building, and incorporate landscaping features which contribute to a vibrant public realm.
- 6.6.5 Active at-grade use shall be encouraged where development fronts onto parks, open spaces and community facilities.
- 6.6.6 Buildings with active at-grade uses shall be built close to the street line with a continuous façade which contributes to a cohesive streetscape. Design features such as narrow building frontages, multiple entrances, and use of distinctive signage and pedestrian-oriented lighting on the ground floor façades are encouraged.
- 6.6.7 Front setbacks for buildings with active at-grade uses will generally feature hard landscaping to encourage access between building frontages and the sidewalk. These setbacks are encouraged to include commercial/retail spill-out zones or privately-owned public spaces which extend the public realm.

## 6.7 Parking, Loading and Mechanical Structures

- 6.7.1 The Municipality shall consider the implementation of a payment-in-lieu parking policy, specifically within the Historic Downtown.
- 6.7.2 New off-street parking will generally be screened from view of the public realm. Parking will be encouraged to be located to the rear or side yard of buildings in order to preserve the frontage for a diversity of soft and hard landscaping.
- 6.7.3 New development will remove and not retain large surface parking areas. Where feasible, parking is encouraged below grade or in structured solutions in limited circumstances, only where the ground floor has been activated by the permitted land use, as an ancillary use to maximize landscaping opportunities and optimize development sites.
- 6.7.4 Vehicular entrances to above or below-ground parking structures on public streets are encouraged to be integrated into the design of the building and located to reduce conflict with pedestrians. Design features such as distinctive pavement markings and appropriate lighting are encouraged to denote entrances to parking structures.
- 6.7.5 Shared vehicle parking facilities between adjacent properties is encouraged.
- 6.7.6 New parking facilities shall be designed to accommodate bicycle parking as well as reserved spaces for drivers of car-share / carpool vehicles and electric cars. Where on-street parking is permitted, curbside management strategies will be encouraged to maximize the efficiency and utility of on-street parking spaces.
- 6.7.7 The implementing zoning by-law shall consider minimum and maximum requirements for parking, including requirements for accessible parking spaces. Parking requirements shall seek to reduce minimum and maximum parking standards in order to encourage a shift toward sustainable modes of transportation and reflect the walking distance to transit and complementary uses.
- 6.7.8 Loading, servicing and other functional elements are encouraged to be integrated within the building envelope. Where this is not feasible, these elements should be located to the rear of the building and screened from view to avoid visual impact to the public realm or surrounding residential areas.
- 6.7.9 Mechanical penthouses, roof structures and roof fixtures, including satellite dishes and communications antenna, should be screened and, where feasible, integrated within the design of buildings. Parapets may be utilized to accommodate such screening.



## 6.8 Built Form by Character Area

- 6.8.1 Development will provide a mix of building types, variation of building heights, and transition in scale across the Plan area, and will support the built form vision for the Character Areas as outlined in Policies 6.8.2 – 6.8.6.
- 6.8.2 Development in the Historic Downtown will:
- a) Permit buildings with a minimum height of 3 storeys and a maximum height of 6 storeys;
  - b) Locate the greatest heights within the Historic Downtown along Church Street and Scugog Street, with lower-scale development along King Street;
  - c) Maintain a minimum 1.0 metre front yard setback and/or match the front yard setbacks of adjacent buildings, where appropriate; and
  - d) Establish a minimum 3.0 metre stepback above the established streetwall.
- 6.8.3 Development in the East Business District will:
- a) Permit buildings with a minimum height of 3 storeys and a maximum height of 12 storeys;
  - b) Locate the greatest heights within the East Business District along the King Street corridor;
  - c) For high-rise buildings, establish a minimum podium height of 7.5 metres;
  - d) Maintain a front yard setback of a minimum of 1.0 metre and a maximum of 3.0 metres; and,
  - e) Establish a minimum 3.0 metre stepback above the established streetwall.
- 6.8.4 Development in the Downtown Corridor will:
- a) Permit buildings with a minimum height of 3 storeys and a maximum height of 10 storeys;
  - b) Locate the greatest heights within the Downtown Corridor along the King Street corridor, while acting as a transition zone between the Historic Downtown and East Business District;
  - c) Maintain a front yard setback of a minimum of 1.0 metre and a maximum of 3.0 metres; and
  - d) Establish a minimum 3.0 metre stepback above the established streetwall.
- 6.8.5 Development in the Residential Neighbourhoods will:
- a) Permit buildings with a maximum height of 4 storeys; and
  - b) Maintain a minimum 3.0 metre minimum front yard setback.
- 6.8.6 Development in the Goodyear Lands will:
- a) Permit buildings with a minimum height of 3 storeys and a maximum height of 12 storeys;

- b) Locate the greatest heights within the central core of the Goodyear Lands, with transitions towards existing residential low-rise forms;
- c) Limit buildings within 30 metres of the Residential Neighbourhoods Character Area to a maximum of 3 storeys;
- d) Establish a series of landmark buildings at the height peak;
- e) Where buildings demonstrate a clear landmark status and are of a high design quality, provide enhanced public realm benefit or community amenity, ensure comfortable thermal and wind conditions for surrounding pedestrian spaces, include green/sustainable design features, and do not significantly shadow existing neighbourhoods or the public realm, building heights of over 12 storeys may be permitted;
- f) Maintain a front yard setback of a minimum of 1.0 metre and a maximum of 3.0 metres; and
- g) Establish a minimum 3.0 metre stepback above the established streetwall for buildings greater than 4 storeys.

## **7.0 Parks and Community Facilities**

### **7.1 Objectives**

- 7.1.1 To provide adequate public park space to meet the recreational needs of future residents and visitors.
- 7.1.2 To provide privately owned publicly-accessible spaces (POPS) to support a broader network of open space areas which are designed to a high quality and integrated with the public realm.
- 7.1.3 To protect for a future school site to respond to anticipated growth within the Plan area, which may be within the podium of a mixed use building.
- 7.1.4 To ensure the provision of a full range of community services and facilities to serve the needs of residents of all ages and abilities.

### **7.2 Parks**

- 7.2.1 Development in the Plan area shall provide for a safe, welcoming and generous parks system that contributes to, enhances and connects to the broader parks, open space and natural heritage system.
- 7.2.2 The parks system for the Bowmanville East Urban Center consists of Neighbourhood Parks, Parkettes and Public Squares, which are described herein and shown in

Schedule C. The precise size and location of the Parkettes and Public Squares will be determined at the time of development review and approval, based on the parkland provision requirements of the Clarington Official Plan.

- 7.2.3 The park system, as a whole, shall provide a variety of opportunities for passive and active recreation and be comprised of well-designed spaces that contribute to the area's sense of identity and place.
- 7.2.4 Rotary Park is classified as a Neighbourhood Park in accordance with Section 18.3 of the Official Plan. Featuring walking paths, seating, lawn areas and a covered pavilion, Rotary Park provides a multi-functional green space for the community. It will continue to be maintained and enhanced to support the civic and recreational needs of the community.
- 7.2.5 The existing green space around the Clarington Museums and Archives currently serves as a passive green space within the Historic Downtown. Additional enhancements and amenities are encouraged to further improve the aesthetics and functionality of this space.
- 7.2.6 A new Parkette shall be located within the Goodyear Lands Character Area, with a conceptual location identified in Schedule C. It shall be centrally-located to maximize accessibility for residents and visitors.
- 7.2.7 Parkettes are intended to augment the recreation, leisure and amenity needs of a neighbourhood but will not contain sports fields. They are to be between 5,000 square metres (0.5 ha) and 10,000 square metres (1 ha) in size. Parkettes support passive recreation activities, additional green space and habitat for plants and wildlife.
- 7.2.8 Public Squares shall be delivered through development activity as new additions to the parks system within the Bowmanville East Urban Centre. Public Squares shall be distributed throughout the Plan area, with at least one encouraged in each Character Area. Though the precise location of these spaces will be determined through the development approvals process, the following have been identified as desirable locations for Public Squares:
  - a) In the vicinity of King Street East and Simpson Avenue;
  - b) In the vicinity of King Street East and Liberty Street North;
  - c) In the vicinity of King Street East and Temperance Street; and,
  - d) Within the Goodyear Lands Character Area.
- 7.2.9 Public Squares are intended to enhance the public realm by providing defined spaces for social interaction. They are to be up to 10,000 square metres (1 ha) in size and shall be highly visible from the dominant frontage. They shall be designed to

support activity year-round and can be used for cultural events, public art, farmers markets, and small scale outdoor activities.

7.2.10 Parks must have a frontage to at least one public street.

7.2.11 The planning, design and development of parks and open spaces will be guided by the following design considerations to ensure the creation of a high-quality park experience:

- a) Connect and extend to streets, open spaces and natural areas in and surrounding the Plan area;
- b) Be programmable and have a functional size, shape, configuration, and topography as determined by the Municipality,
- c) Incorporate convenient, safe and visible pedestrian and/or trail connections to provide public access through the park;
- d) Provide a place to rest, and social interaction and to seek shelter;
- e) Provide shade through trees or shade structures;
- f) Meet accessibility standards for the design of public spaces;
- g) Ensure continuity with the design elements of the public boulevard
- h) Integrate public art or cultural features, including opportunities for heritage interpretation and commemoration to celebrate the cultural heritage of the area; and,
- i) Where possible, provide opportunities for expansion when adjacent properties redevelop.

7.2.12 Development adjacent to parks and open spaces will:

- a) Be set back to allow the building and any of its exterior features and amenities to be provided and maintained on the development site; and
- b) generally, not be permitted to locate loading and servicing areas adjacent to the park.

7.2.13 Dedication of lands for parks will be in accordance with Section 18 of the Clarington Official Plan. Areas conveyed for parkland purposes will be of a size and shape that they can be programmed with activities.

7.2.14 Environmental Protection Areas, associated vegetation protection zones and stormwater management areas shall not be conveyed to satisfy parkland dedication requirements under the Planning Act.

### 7.3 Privately Owned Publicly-Accessible Spaces

7.3.1 In addition to the publicly owned lands that form the parks designation, development is encouraged to include privately owned publicly-accessible spaces

that contribute to the sense of place in the community and the quality of the urban environment.

- 7.3.2 Privately owned publicly-accessible spaces will complement the parks and open space system and contribute to the urban environment by creating extra spaces for social interaction, adding to visual interest, improving mid-block permeability and complementing adjacent land uses. Among others, they can include mid-block connections, sliver parks, forecourts, walkways and passages, courtyards, mews, and other park-like spaces.
- 7.3.3 Public access to privately owned publicly-accessible spaces will be secured through the development approvals process.
- 7.3.4 Privately owned publicly-accessible spaces provided through development will be coordinated with active at-grade uses in adjacent buildings such as retail and community spaces to provide seating and gathering spaces within the public realm, and avoid locating loading and servicing areas adjacent to privately owned publicly-accessible spaces.

## 7.4 Schools

- 7.4.1 The location of a potential future school site is shown symbolically on Schedule B and will be further delineated through the development review process or during site selection by a School Board. Schedule B does not preclude the selection of alternate school sites by a School Board. School sites will be developed in accordance with the relevant policies of the Clarington Official Plan.
- 7.4.2 The potential future school site is encouraged to be developed as an urban vertical school, which may include the co-location of school uses within mixed use, multi-storey buildings. The final design and specifications are subject to input from the respective School Board and Municipality and requisite standards from the Ontario Ministry of Education.
- 7.4.3 The co-location of the potential future school with other public amenities and services, such as day cares and community centres, is encouraged.
- 7.4.4 The potential future school shall be sited to promote accessibility and active transportation including, where feasible, adjacency to planned parks and open spaces.

## 7.5 Community and Recreation Facilities

- 7.5.1 The Municipality shall undertake an update of its plan for community and recreation facilities based on the projected population of the Plan area.
- 7.5.2 Future community facilities shall be located in highly accessible areas that can be accessed easily by pedestrians and cyclists, as well as by automobile.
- 7.5.3 Future community facilities should evoke a prominent civic presence, demonstrate design excellence, and contribute to placemaking objectives for the downtown.
- 7.5.4 Development that is phased should include required on-site facilities as part of the first phase of development, where feasible.

## 8.0 Housing

### 8.1 Objectives

- 8.1.1 To support the delivery of a variety of housing forms, sizes and tenures, that allow households of various sizes and incomes to find a home within Bowmanville East.
- 8.1.2 To encourage the provision and retention of affordable housing and rental housing for low and moderately-low income households.
- 8.1.3 To encourage the provision and retention of housing which serves the specialized support needs of residents, including supportive housing, assisted housing and seniors housing.

### 8.2 General Policies

- 8.2.1 Developments will deliver a range of building and unit types, sizes, configurations and tenures, including purpose-built rental housing and seniors housing, to accommodate a variety of individuals and households and deliver a broad spectrum of housing options.
- 8.2.2 A range of unit sizes, including those suitable for larger households, is encouraged within apartment and multi-unit buildings.

- 8.2.3 Residential units within apartments or multi-unit buildings will include operable windows and are encouraged to include storage space and balconies or terraces.
- 8.2.4 All development proposals should incorporate barrier-free, universal or flex design features in both common and living areas.
- 8.2.5 New multi-unit buildings with residential uses will encouraged to include both indoor and outdoor amenity spaces, which are capable of hosting a variety of programming and are suitable for a range of household types.
- 8.2.6 Two additional dwelling units (ADUs) are permitted within a detached dwelling, semi-detached dwelling, or townhouse, and one ADU is permitted within a building or structure ancillary to a detached dwelling, semi-detached dwelling or townhouse, in accordance with the Clarington Official Plan and subject to the provisions of the zoning by-law and other relevant regulations.
- 8.2.7 Where possible, residential development should include Additional Dwelling Unit (ADU) ready design so that the owner can add an ADU, such as a basement suite.
- 8.3 Affordable Housing
- 8.3.1 The Municipality will collaborate with public and non-profit housing providers to encourage a supply of affordable housing units within the Plan area.
- 8.3.2 Affordable housing, including subsidized non-market housing units, are encouraged to be integrated within neighbourhoods and combined within developments that also provide market housing to encourage mixed-income communities.
- 8.3.3 Where redevelopment involves the removal of existing affordable housing units, it shall replace the number of affordable units displaced within the new development.
- 8.3.4 Affordable housing is encouraged to locate near to existing and planned transit.
- 8.3.5 The provision of assisted and supportive housing by cooperative and non-profit housing associations is encouraged within the Plan area. The Municipality will work with Durham Region to identify opportunities and potential locations for assisted and supportive housing.
- 8.3.6 To facilitate the development of affordable housing units within the Plan area and in the Municipality, in accordance with Policy 8.3.2, developers shall provide a

contribution of funds to the Municipality for the development of affordable housing in the community.

- 8.3.7 The contribution of funds will be facilitated through a contribution agreement to be negotiated between the Municipality and the developer. The contribution of funds shall be paid by the developer at the cost of \$2,500 per unit, with 50% of the funds to be paid at the time of site plan approval and the remaining 50% to be paid at the time of first building permit.
- 8.3.8 To support the provision of affordable housing units, the Municipality will explore other potential incentives such as reduced or deferred development charges, reduced application fees, grants and loans, to encourage the development of affordable housing units. The reduction or deferral of development charges shall be done in consultation with the Region of Durham. The Municipality will also encourage Durham Region to consider financial incentives for affordable housing.
- 8.3.9 The Municipality will give priority to development approval applications which include affordable housing units, including those that are being funded by federal and provincial government programs or non-profit groups.

## **9.0 Mobility and Street Network**

### **9.1 Objectives**

- 9.1.1 To establish a well-designed, connected and accessible road network which enables safe, reliable and efficient movement throughout the community.
- 9.1.2 To foster an urban environment where walking, cycling and transit are viable and attractive alternatives to travel by automobile.
- 9.1.3 To support a fine-grained street grid pattern which appropriately defines development blocks, active transportation, and maximizes access to future transit
- 9.1.4 To strengthen the active transportation network to encourage the uptake of more sustainable transportation methods, reduce greenhouse gas emissions and encourage a healthy and active lifestyle for residents.
- 9.1.5 To support a well-integrated transportation network which improves permeability of the urban fabric and supports connections to adjacent neighbourhoods and the



surrounding natural heritage network.

## 9.2 Transportation Network

9.2.1 The transportation network will be developed generally as indicated on Schedule C. Development of the transportation network shall apply a complete streets approach, reflective of the planned Secondary Plan context of transit-oriented development and transit-supportive density with reduced automobile reliance.

9.2.2 The road network includes the following types of roads:

- a) **Arterial Roads:** Arterial Roads carry the highest volumes of traffic over long distances, are used as primary transit routes, and provide limited vehicular access to adjacent properties. Arterial Roads may be under the jurisdiction of the Region of Durham or the Municipality.
- b) **Collector Roads:** Collector Roads provide for key linkages between Local Roads and Arterial Roads and are designed to carry moderate amounts of traffic over short distances. Collector Roads are under Municipal jurisdiction.
- c) **Local Roads:** Local Roads carry lower volumes of vehicular traffic and facilitate access to individual properties. Local Roads are under Municipal jurisdiction.
- d) **Rear Lanes:** Rear lanes provide access to private garages, parking spaces, and loading and servicing areas at the rear of buildings (such as an apartment or mixed use building). Rear lanes may be under Municipal jurisdiction or privately owned.

9.2.3 Design roads as complete streets to ensure that all modes of mobility can move along and cross them in a safer and more comfortable manner: motorists, transit users, cyclists and pedestrians of all ages and abilities. Prioritize active modes of transportation and the quality of service for the most vulnerable users, including those with accessibility needs.

9.2.4 Design roads as significant public spaces such that they are enjoyable, comfortable and visually-appealing. Create environments which are human-scaled and inviting, and can act as multifunctional public spaces that contribute strongly to a sense of place.

- 9.2.5 The existing grid of public streets shall be maintained and extended where possible. It is the Municipality's policy to implement the following extensions 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 private roads on the hospital lands in any hospital expansion.
- 9.2.6 Promote the safety and visibility of vulnerable road users through the use of street lighting, crosswalks, materials, and speed control measures such as speed humps and intersection bump-outs, particularly around neighbourhood destinations.
- 9.2.7 Incorporate green infrastructure, such as perforated pipes, rain gardens and bioswales, on public right-of-ways.
- 9.2.8 Incorporate landscaping treatments, such as trees, plants and flowerbeds, within the public boulevards to support urban drainage and maintenance of biodiversity.
- 9.2.9 Design Arterial, Collector and Local Roads to include a vibrant and healthy tree canopy.
- 9.2.10 All new and improved roads, public or private, will be built to be consistent with the road authority having jurisdiction.
- 9.2.11 The conveyance of land consistent with the widening of the right-of-way may be required to permit development adjacent to roads. Additional dedication for road widenings may be required, such as for grading, drainage and stormwater management, auxiliary turn lanes, transit provisions and utilities
- 9.2.12 The Municipality may require completion of transportation and traffic impact studies to complement submitted Draft Plans of Subdivision and/or Site Plans, or for phases of the Goodyear development. The timing for the need of these studies, as well as the scope of work should be reviewed with Municipal staff to confirm the approach and assumptions, but it is generally noted that the work will include a comprehensive and detailed assessment of traffic conditions, demand forecasts, traffic impacts, Transportation Demand Management (TDM) measures, improvement needs (road widenings, auxiliary turn lanes, traffic controls, pedestrian

and bicycle facilities, and transit provisions, as applicable), and basic design elements (e.g. turn lane storage lengths).

9.2.13 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.

9.2.14 To reduce traffic congestion, improve air quality, and enhance mobility options for residents and visitors, the Municipality shall review implementation of a Micro-mobility Program to permit single-person lightweight human- or electric-powered modes of travel, such as e-skateboards, e-bicycles, e-scooters and limited-speed motorcycles.

### 9.3 Arterial Roads

9.3.1 King Street and Liberty Street are classified as Type B Arterial Roads. Scugog Street north of King Street and Mearns Avenue are classified as Type C Arterial Roads.

9.3.2 Arterial Roads will be improved in accordance with Durham Region and Clarington requirements, as appropriate, and the policies of the Clarington Official Plan, including the Arterial Road design criteria.

9.3.3 Access directly onto King Street and Liberty Street will generally be prohibited. Access consolidation and joint accesses will be encouraged through development and redevelopment opportunities. Access from side streets and/or shared access with adjacent development should be provided.

9.3.4 The Municipality will implement various measures, subject to budgetary approval and in consultation with the Region of Durham, to enhance traffic operations, safety and capacity on King Street, 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;
- f) Investigating the designation of King Street as a controlled access road under the Municipal Act, 2001, and the closing of undesirable private accesses; and,

- g) Investigating of potential on-road or off-road cycling facilities along King Street East as identified on Schedule C.
- 9.3.5 Liberty Street South (Regional Road 14), from Baseline Road to King Street, is planned to be widened from its current two-lane cross section to a three-lane cross section with a new centre two-way left-turn lane, as identified in Municipality of Clarington and Region of Durham Transportation Master Plans.
- 9.3.6 Intersection spacing on Arterial Roads is limited in accordance with Durham Region guidelines and the policies of the Clarington Official Plan.
- ## 9.4 Collector Roads
- 9.4.1 The following are classified as Collector Roads:
- a) Simpson Avenue;
  - b) Church Street and Queen Street, between Scugog Street and Liberty Street; and,
  - c) Scugog Street, between King Street and Queen Street.
- 9.4.2 Collector Roads will be designed in accordance with the Clarington Official Plan and the following standards:
- a) Provide a minimum of two through lanes and the road may include an auxiliary turning lane at junctions and intersections where required;
  - b) Provide a clearly marked, separated, on-street bicycle lane on Collector Roads on both sides of the road;
  - c) Landscaping and tree plantings are required within the right-of-way;
  - d) Provide a sidewalk on both sides of the right-of-way set back from the curb or otherwise buffered from active lanes of traffic;
  - e) Provide appropriate lighting to contribute to the safe function of the roadway as well as the safe and appropriate lighting of the pedestrian realm.
  - f) Lighting should be downcast to reduce light pollution.
  - g) Incorporate passive and physical traffic-calming measures where appropriate to reduce speeds and improve safety.

## 9.5 Local Roads

- 9.5.1 Local Roads shall be established in a modified rectilinear grid pattern to realize high levels of connectivity and permeability across the Plan area. Cul-de-sacs are generally not permitted.

- 9.5.2 Local Roads will be designed in accordance with the Clarington Official Plan and the following standards:
- a) Connect to Collector Roads and Local Roads. Permit direct connections to Type B and C Arterial Roads only if such intersections do not affect the operating conditions of the Arterial Road;
  - b) Provide sidewalks as part of the right-of-way;
  - c) Limit long blocks (over 250 metres), where possible, to facilitate walkability;
  - d) Provide appropriate lighting to contribute to the safe function of the roadway as well as the safe and appropriate lighting of the pedestrian realm.
  - e) Lighting should be downcast to reduce light pollution.
  - f) Incorporate passive and physical traffic-calming measures where appropriate to reduce speeds and improve safety.

## 9.6 Rear Lanes

- 9.6.1 Rear lanes will be located to provide access to a private garage or parking space at the rear of residential and commercial lots. They may be considered where it is either not desirable or possible to have driveways and garages fronting directly onto a road.
- 9.6.2 Rear lanes shall be designed in accordance with the road classification criteria in Appendix C, Table C-2 of the Clarington Official Plan.
- 9.6.3 In addition to their vehicular functions, rear lanes can serve as alternative pedestrian and cyclist routes which may supplement the more formalized active transportation network.
- 9.6.4 Public utilities may be located within rear lanes subject to functional and design standards established by the Municipality. Public rear lanes may provide access to service and maintenance vehicles for required uses and may include enhanced lane widths and turning radii to accommodate municipal vehicles as deemed necessary by the Municipality and the Region.
- 9.6.5 Within the East Business District, an integrated system of private rear lanes is encouraged to be provided through redevelopment to permit movement of passenger vehicles between adjoining commercial properties. The Municipality will encourage the transfer of easements by private land owners to secure access between abutting properties on internal lanes.

## 9.7 Public Transit

- 9.7.1 Public transit will help reduce automobile reliance and associated greenhouse gas emissions, facilitate the uptake of active transportation choices, enhance local and regional connectivity, and encourage the adoption of healthy and active lifestyles within the Bowmanville East Urban Centre.
- 9.7.2 The location and design of streets, buildings and the public realm will consider the operation of public transit vehicles, and the ability for pedestrians and cyclists to have safe, convenient access to surface transit stops and designated waiting areas.
- 9.7.3 The location and design of transit stops should optimize pedestrian access to building entrances and community amenities, where possible.
- 9.7.4 Transit stops should accommodate appropriate amenities including transit shelters, street furniture, bike racks, and pedestrian-oriented lighting. Where feasible, the integration of transit waiting areas in buildings located adjacent to transit stops shall be considered to support existing and growing transit ridership.
- 9.7.5 The transit system, including transit stops and shelters, shall be planned and designed to be barrier free in order to be accessible to people with disabilities in accordance with the Accessibility for Ontarians with Disabilities Act (AODA).
- 9.7.6 Future public transit routes will generally follow the Arterial and Collector Road network as illustrated on Schedule C. Therefore, the delineation of Local Roads will facilitate easy and convenient connections for pedestrians and cyclists to these streets.
- 9.7.7 The Municipality shall continue to work with Durham Region and transit agencies to expedite the planning, design and construction of regional transit improvements, including monitoring future growth and service demand needs, planning for additional transit routes along the Arterial and Collector road network, and ensuring that sufficient space is protected for transit stops as part of Arterial rights-of-way.
- 9.7.8 The Municipality is supportive of the introduction of higher-order transit along the King Street, which is designated as a Regional Transit Spine under the Clarington Official Plan.

## 9.8 Active Transportation Network

- 9.8.1 The active transportation network will be improved by introducing additional improvements to pedestrian and cycling routes to expand mobility options and offer alternative modes of transport to move to and through the Bowmanville Urban Center, including connections with the surrounding neighbourhoods and natural heritage network.
- 9.8.2 The active transportation network includes both on- and off-street facilities including trails, multi-use paths, sidewalks, and cycle tracks and on-street bicycle lanes to accommodate all abilities, and facilitate all self-powered forms of mobility and provide alternatives to automobile transportation lanes. The active transportation network will be delivered as shown on Schedule C.
- 9.8.3 The active transportation network shall prioritize connectivity to destinations such as natural heritage areas, parks, schools, community or institutional uses and high-traffic streets outside the Plan area boundaries.
- 9.8.4 A number of extensions to the cycling network are proposed throughout the Bowmanville Urban Centre. The preferred type and configuration of cycling facilities shall be subject to further study to determine their feasibility, and shall be subject to the applicable Municipal and Regional technical design standards and Ontario Traffic Manual Book 18 Guidelines. These future extensions are identified in Schedule C.
- 9.8.5 Schedule C identifies a number of locations for Planned Cycling Infrastructure, where routes are currently under study or design development by the Municipality. This includes:
- a) King Street East between Ontario Street and Liberty Street;
  - b) King Street East between Liberty Street and Mearns Avenue; and
  - c) Liberty Street South south of King Street East.
- 9.8.6 A number of extensions to the trail network are proposed to enhance connectivity with existing trails within both the Bowmanville Creek and Soper Creek valleylands. Trails serve as a key form of off-street connectivity and provide opportunities for a range of recreational activities. These future extensions are identified in Schedule C.
- 9.8.7 Trails shall be designed to allow for comfortable, two-way pedestrian passage, have multiple entry points, and be supported by a suite of amenities including, but not limited to, washroom facilities, benches and seating areas, signage and waste receptacles.

- 9.8.8 Certain proposed trail extensions fall within lands owned or regulated by the Central Lake Ontario Conservation Authority (CLOCA). The design and implementation of these facilities should be coordinated with the CLOCA and subject to requisite environmental and engineering studies to determine appropriate locations and design.
- 9.8.9 A number of extensions to the existing sidewalk network are proposed to supplement gaps within the existing pedestrian network, improve mobility and safety, and facilitate an increased walking mode share within the Plan area for trips to and from residences, institutions and local businesses. These future extensions are identified in Schedule C.
- 9.8.10 Any new street shall incorporate a sidewalk.
- 9.8.11 Owners of abutting properties are encouraged to provide pedestrian easements along mutual property lines to help establish a publicly-accessible network of mid-block connections.
- 9.8.12 Development should minimize conflicts between pedestrians and other road users through signage, appropriate grades, paved surface, surfacing width and delineation of rights-of-way, and well-designed transitions where facilities merge with roads.

## **10.0 Servicing**

### **10.1 Objectives**

- 10.1.1 To ensure all servicing and utility infrastructure complies with applicable Municipal and Regional standards, and that adequate servicing is available to support the intensification and development envisioned within the Plan area.
- 10.1.2 To ensure that stormwater management systems minimize stormwater runoff and mitigate the potential adverse impacts on natural environments through the use of low impact development (LID) principles and other quality and quantity control measures as may be required in accordance with Municipal, Regional and Provincial requirements.



## 10.2 Municipal Services

- 10.2.1 All new development within the Bowmanville East Urban Centre will be serviced by municipal water and sewer services and storm water management facilities.
- 10.2.2 Development will not exceed the capacity of existing municipal servicing infrastructure within and external to the Plan area. Where improvements and/or upgrades to existing municipal infrastructure, or new municipal servicing infrastructure, is planned for implementation, timing and/or phasing of development will be coordinated with such planned new, improved and/or upgraded infrastructure so as to streamline the land use planning, infrastructure planning and infrastructure investment process.
- 10.2.3 New development will proceed based on the sequential extension of full municipal services in accordance with the municipal capital works program.
- 10.2.4 Where infrastructure capacity is inadequate to support proposed and planned growth, development will be required to provide upgrades and/or improvements to municipal servicing infrastructure, and new municipal servicing infrastructure, where appropriate, to provide adequate capacity. Landowners will be required to work with the Municipality and the Regional Municipality of Durham to develop a plan for the phasing of extensions to existing services at the time an application for draft plan of subdivision is submitted.
- 10.2.5 The upgrades and/or improvements to, or new, municipal servicing infrastructure may be secured in a servicing agreement entered into between various landowners to identify cost-sharing obligations, coordination on construction of such infrastructure, cost and implementation.
- 10.2.6 Development proponents and the Municipality will seek to incorporate infrastructure and utilities in a manner that is sensitive to the quality of the public realm and reduce the impact of development on hydrologic and ecological systems.
- 10.2.7 Wherever possible, watermain extensions to the existing systems should be designed in grid patterns. Dead-end watermains should be avoided for improved water quality. Watermain looping will be required either through public streets or servicing easements.
- 10.2.8 Sanitary collection system shall be designed, constructed and commissioned by incorporating best practices to reduce infiltration and inflow into the sewers.

## 10.3 Stormwater Management and Low Impact Development

- 10.3.1 Proposed stormwater management quality, quantity, erosion control and water balance for ground water and natural systems shall be assessed during the development approval process to determine the impact on the natural heritage system and environmental features.
- 10.3.2 Development will be encouraged to use Low Impact Development (LID) measures intended to minimize stormwater runoff and to manage stormwater on-site.
- 10.3.3 The submission of the following plans and reports are required to determine the impact of stormwater quality/quantity, erosion and water balance of the proposed development:
- a) Stormwater Management Report and Plan;
  - b) Erosion and Sediment Control Plan;
  - c) Servicing Plans;
  - d) Grading Plans;
  - e) Geotechnical reports;
  - f) Hydrogeologic reports; and
  - g) Other technical reports as deemed necessary.
- 10.3.4 The Stormwater Management Report and Plan identified in Policy 10.3.3 will apply a range of stormwater management practices including Low Impact Development (LID) techniques to ensure water quality control, baseflow management, water temperature control and the protection of aquatic habitat. The Stormwater Management Report and Plan shall explore and consider the feasibility of, and opportunities to, implement such LID measures as:
- a) Permeable hardscaping;
  - b) Bioretention areas;
  - c) Exfiltration systems;
  - d) Bioswales and infiltration trenches;
  - e) Third pipe systems;
  - f) Vegetation filter strips;
  - g) Green roofs (multi-unit buildings);
  - h) Rainwater harvesting systems; and
  - i) Other potential measures.
- 10.3.5 Stormwater management plans shall adhere to the targets and requirements outlined in the Soper Creek Subwatershed Study and the Bowmanville / Soper Creek 2020 Watershed Plan Update.

- 10.3.6 Stormwater management for all development will be undertaken on a volume control basis and demonstrate the maintenance of recharge rates, flow paths and water quality to the greatest extent possible. Peak flow control and the maintenance of pre-development water balance will be demonstrated.
- 10.3.7 Development proposals will demonstrate the use of an adequate volume of amended topsoil or equivalent system to improve surface porosity and permeability over all turf and landscaped areas beyond 3 metres of a building foundation and beyond tree protection areas.

## 10.4 Utilities

- 10.4.1 The Municipality will participate in discussions with utility providers such as hydroelectric power, communications/telecommunications facilities and utilities, broadband fibre optics, and natural gas to ensure that sufficient infrastructure is or will be in place to serve the Plan area.
- 10.4.2 The Municipality will promote utilities to be planned for and installed in common trenches, where feasible, in a coordinated and integrated manner in order to be more efficient, cost effective, and minimize disruption.
- 10.4.3 Telecommunications/communications utilities, electrical stations or sub-stations, mail boxes or super mail boxes and similar facilities should be incorporated and built into architectural and landscaping features, rather than being freestanding. Where feasible, these will be compatible with the appearance of adjacent uses and include anti-graffiti initiatives, and not be located in a municipally owned park.
- 10.4.4 Future development shall consider the visual impact and location of existing above and below-grade utilities including telephone, hydro, water and natural gas.
- 10.4.5 Future development is encouraged to implement buried utilities.
- 10.4.6 Utilities, infrastructure and servicing shall be located so as not to interfere with existing trees, mature tree growth or landscaping.

## 11.0 Cultural and Built Heritage

### 11.1 Objectives

- 11.1.1 To promote a culture of conservation that recognizes the significance of cultural and built heritage resources and their contribution to the character of the Bowmanville East Urban Centre.
- 11.1.2 To incorporate cultural heritage resources into community design and development.

### 11.2 General Policies

- 11.2.1 Where possible, the Municipality will seek the retention, conservation and/or rehabilitation of cultural heritage resources in their original locations and for their original uses within the Plan area, as appropriate. Where it is not possible to retain the original uses, adaptive re-use of heritage buildings shall be encouraged.
- 11.2.2 New development should achieve a compatible relationship with cultural heritage resources in their context through consideration of elements such as urban scale, building height, massing, materiality, profile and architectural character and expression.
- 11.2.3 Development on or adjacent to a cultural heritage resource identified on the Municipality's Heritage Resource List is subject to evaluation through a Heritage Impact Assessment to the satisfaction of Municipal staff.
- 11.2.4 Development within the Goodyear Lands shall aim to retain the industrial heritage character of the former factory complex. Where possible, adaptive re-use of the existing factory buildings is encouraged.
- 11.2.5 The industrial and commercial history of the Bowmanville East Urban Centre should be incorporated into the design of the public realm through landscaping, lighting, signage, heritage interpretation installations, public art, and other appropriate forms.

## 12.0 Implementation and Interpretation

### 12.1 Implementation

- 12.1.1 The policies of this Plan will inform decisions related to development of the lands within the Bowmanville East Urban Centre Plan area. The policies of this Plan will be implemented by exercising the powers conferred upon the Municipality by the Planning Act, the Municipal Act and any other applicable statutes, and in accordance with the applicable policies of the Clarington Official Plan.
- 12.1.2 A Zoning By-law will implement the policies of this Plan.
- 12.1.3 The Municipality will monitor the policies of this Secondary Plan as part of the regular Official Plan review and propose updates as deemed necessary.
- 12.1.4 An existing use of land, building or structure which is lawfully in existence prior to the passage of the implementing Zoning By-law and which does not conform to this Secondary Plan, but continues to be used for such purposes, shall be deemed to be legal non-conforming.
- 12.1.5 Non-conforming uses, legal or otherwise, shall be encouraged to relocate or redevelop so that the subject land may be used in conformity with the policies of this Secondary Plan and the provisions of the implementing Zoning By-law.
- 12.1.6 Inherent to this Secondary Plan is the principle of flexibility, provided that the general intent and structure of the Plan are maintained to the satisfaction of the Municipality. As such, it is the intent of the Municipality to permit some flexibility in accordance with the Clarington Official Plan in the interpretation of the policies, regulations and numerical requirements of this Plan except where this Plan is explicitly intended to be prescriptive.
- 12.1.7 No development is permitted within the Goodyear Lands Character Area until a Record of Site Condition has been provided to the satisfaction of the Municipality of Clarington. A holding provision shall be included within the implementing zoning by-law.
- 12.1.8 Any proposed development within a 1000 metre radius of the Lakeridge Health Bowmanville Hospital with a proposed building height taller than 6 storeys or the height of the rooftop heliport, whichever is less, may be required by Municipal staff to include, as part of a complete application, a report prepared by an Aeronautical expert which assesses impacts of the proposed development on heliport flight paths.

- 12.1.9 A Sustainability Report is required to be submitted along with any development applications for lands in the Secondary Plan area. The report should indicate how the development meets the sustainable development principles and policies of this Plan, the Clarington Official Plan, and the Priority Green Development Standards, and should address sustainable community, site, and building design.
- 12.1.10 The Urban Design Guidelines are contained as an appendix (Appendix A) to this Plan. The Urban Design Guidelines provide guidelines for both the public and private sectors. They indicate the Municipality of Clarington's expectations with respect to the character, quality and form of development in the Bowmanville East Urban Centre community. The Demonstration Plan illustrates one manner of implementing the planning principles of the Secondary Plan. The Urban Design Guidelines and Demonstration Plan have been approved by Council, however, do not require an amendment to implement an alternative design solution, or solutions at any time in the future.
- 12.1.11 Engineering infrastructure must follow the schedule within the Municipality's and Region's capital budget.
- 12.1.12 Development applications for lands abutting the Arterial Roads shown in Schedule C shall require that lands be dedicated for road widenings, as determined by the Municipality and the Region.
- 12.1.13 Approval of development applications are conditional upon commitments from the appropriate authorities and the proponents of development to the timing and funding of the required road and transportation facilities, parks and community facilities. These works will be provided for in the subdivision and site plan agreements. Phasing of the development, based on the completion of the external road works, may be required by the Municipality of Clarington.
- 12.1.14 Approval of development applications are conditional upon commitments from the appropriate authorities and the proponents of development to the timing and funding of required stormwater management, sanitary sewer and water supply facilities. These works will be provided for in subdivision and site plan agreements. Phasing of development, based on the completion of external sewer and water services, may be implemented if required by the Municipality of Clarington.

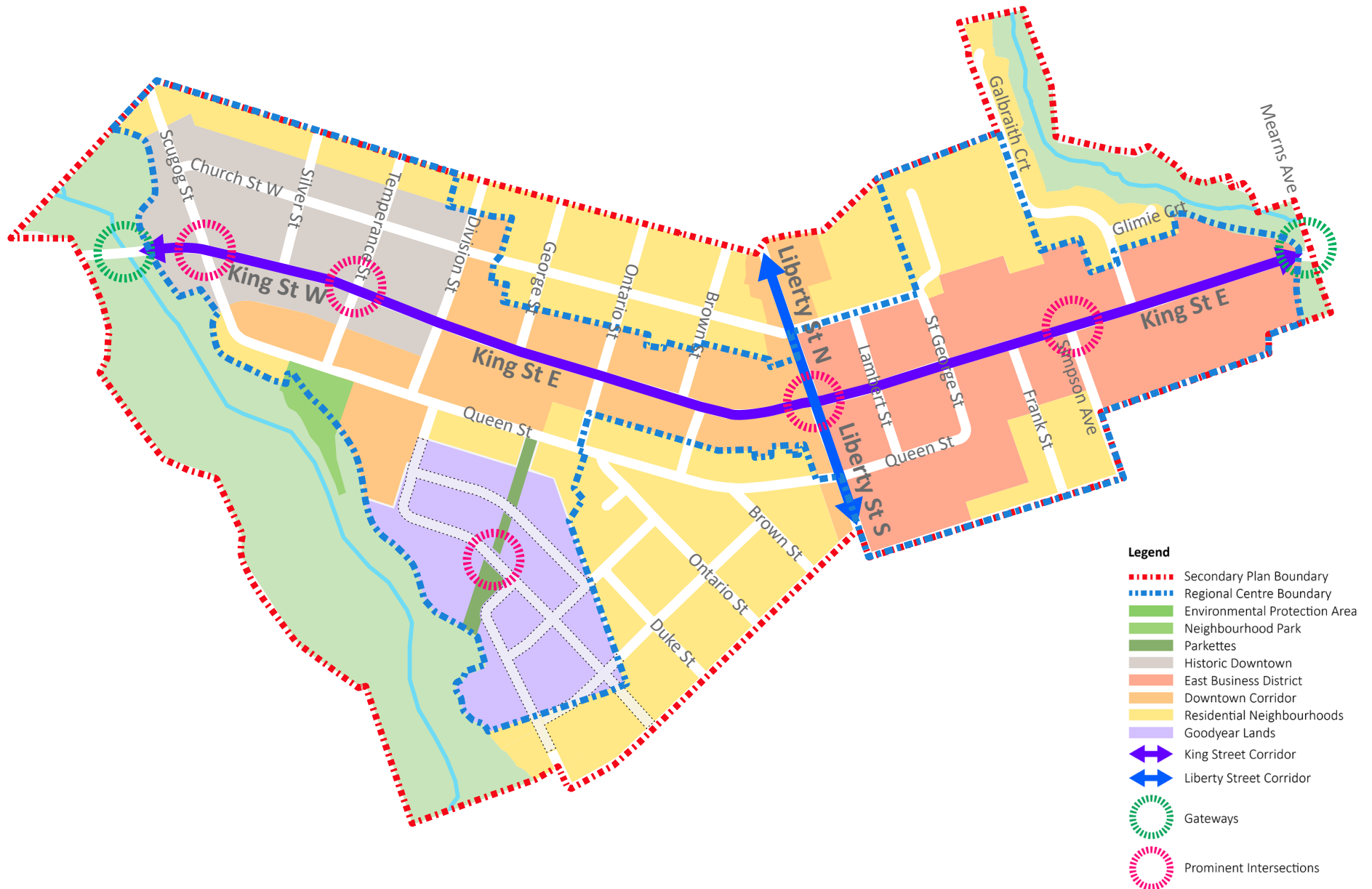
## 12.2 Interpretation

- 12.2.1 The Bowmanville East Urban Centre Secondary Plan aligns with the policies of the Clarington Official Plan. The policies of this Plan, along with Schedules and Appendices must be read and interpreted in conjunction with the policies of the Clarington Official Plan.

- 12.2.2 In the event of a conflict between the Clarington Official Plan and this Plan, the policies of this Secondary Plan prevail.
- 12.2.3 The boundaries shown the Schedules to this Plan are approximate, except where they meet with existing roads, valleys or other clearly defined physical features. Where the general intent of this Secondary Plan is maintained to the satisfaction of the Municipality, minor boundary adjustments will not require an amendment to this Secondary Plan.
- 12.2.4 Where examples of permitted uses are listed under any specific land use designation, they are intended to provide examples of possible uses. Other similar uses may be permitted provided they conform to the intent and all applicable provisions of this Secondary Plan.

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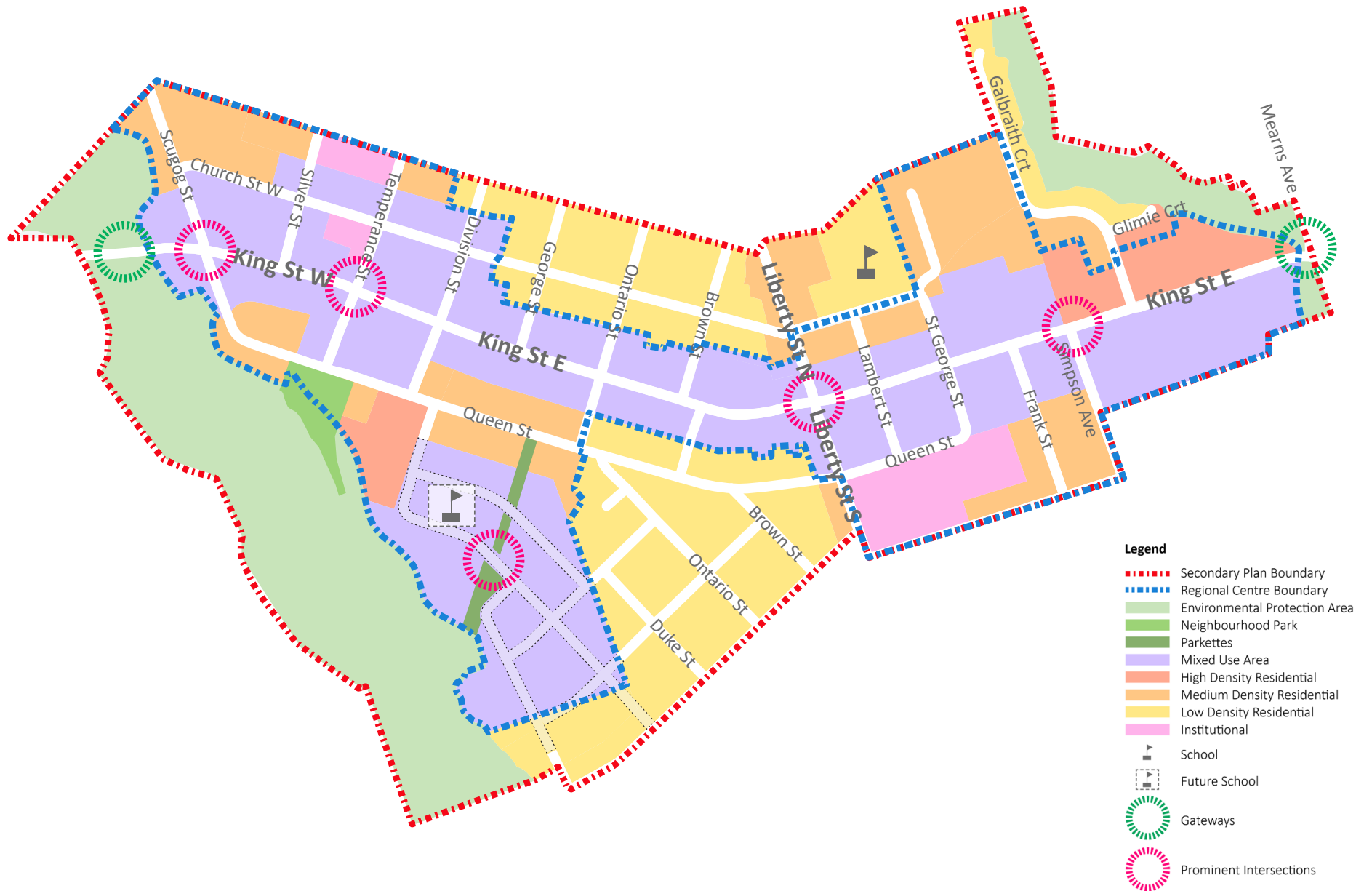
# Schedule A: Community Structure and Character Areas



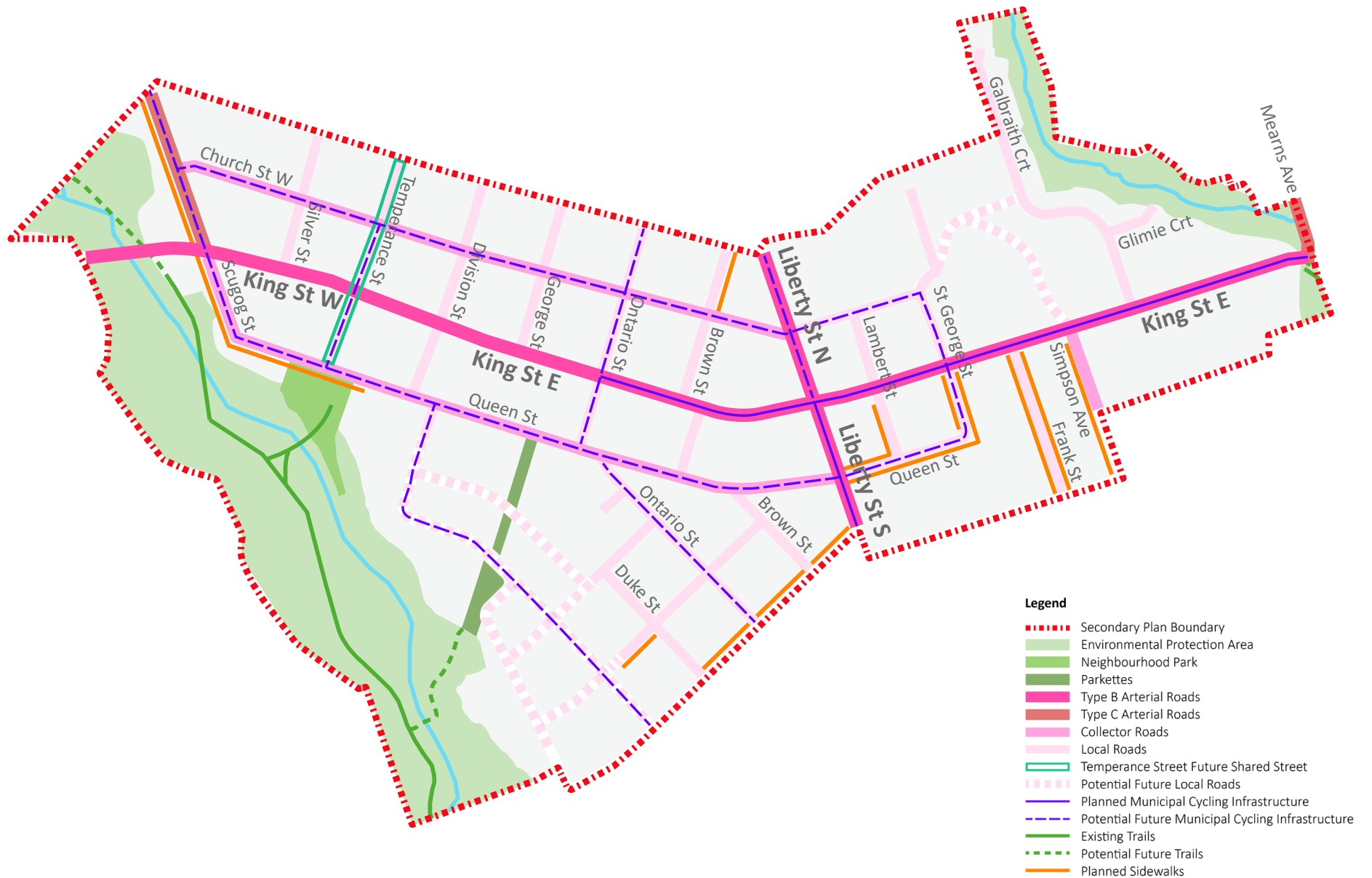
- Legend**
- - - Secondary Plan Boundary
  - - - Regional Centre Boundary
  - Environmental Protection Area
  - Neighbourhood Park
  - Parkettes
  - Historic Downtown
  - East Business District
  - Downtown Corridor
  - Residential Neighbourhoods
  - Goodyear Lands
  - ↔ King Street Corridor
  - ↔ Liberty Street Corridor
  - Gateways
  - Prominent Intersections



# Schedule B: Land Use



# Schedule C: Transportation and Open Space Network



## Legend

- - - - - Secondary Plan Boundary
- Environmental Protection Area
- Neighbourhood Park
- Parkettes
- Type B Arterial Roads
- Type C Arterial Roads
- Collector Roads
- Local Roads
- Temperance Street Future Shared Street
- Potential Future Local Roads
- Planned Municipal Cycling Infrastructure
- Potential Future Municipal Cycling Infrastructure
- Existing Trails
- Potential Future Trails
- Planned Sidewalks

## Municipality of Clarington

# Bowmanville East Urban Centre Urban Design Guidelines

**DRAFT**

December 2023



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## 1.0 Introduction

### Purpose of the Guidelines

The purpose of the Guidelines is to provide urban design standards and expectations for public and private development in the Bowmanville East Urban Centre. The Guidelines articulate a ‘how-to’ for the vision and policies of the Secondary Plan. The Guidelines promote new development that achieves the following:

- Protects and enhances the natural heritage system and celebrates those features within the community;
- Maintains, enhances and expands a vibrant, walkable and complete community;
- Ensures buildings, streets, parks, and open spaces are of a high design standard contributing to memorable public and private realms; and
- Promotes health and safety by prioritizing active transportation as the primary, day-to-day choice for moving around.

The Guidelines will be used to guide and evaluate public and private development initiatives. They will be used by:

- Municipal council and committees to evaluate if an application meets the Municipality’s vision for development in Bowmanville East Urban Centre;
- Municipal staff and external agencies when reviewing private development applications, and, as a framework to guide Municipal studies and projects;
- The development industry, including but not limited to landowners, developers, and consultants, to guide and shape development proposals; and
- The public to understand the vision for the Bowmanville East Urban Centre, and the benefits of urban design in their community.

### Interpretation

The Guidelines provide further elaboration and guidance of the policies of the Clarington Official Plan (Official Plan) and the Bowmanville East Urban Centre Secondary Plan as they relate to matters of urban design, including community structure, public realm, site design, and built form. The Guidelines are to be read in conjunction with:

- The Official Plan, particularly Section 5: Creating Vibrant and Sustainable Places and Section 9: Livable Neighbourhoods;
- The Bowmanville East Urban Centre Secondary Plan;
- The Clarington Zoning By-law;
- The Clarington General Architectural Design Guidelines;
- The Amenity Guidelines for Medium and High-Density Residences;
- The Landscape Design Guidelines;
- The Lighting Guidelines; and,
- Priority Green Development Framework and The Implementation Plan.

These Guidelines establish good general urban design practices applicable across the Bowmanville East Urban Centre and all of its conditions, with a focus on infill, redevelopment and intensification. The Clarington General Architectural Design Guidelines will be more applicable to low-rise, house-form development in the Residential Neighbourhoods Character Area.

The Guidelines will be used as a tool to guide and evaluate planning applications including draft plan of subdivision, zoning, site plan control, and minor variance, at the discretion of the Municipality of Clarington, to ensure that high levels of urban design are achieved.

## 2.0 Vision and Guiding Principles

### Vision

Bowmanville East Urban Centre will be a vibrant, livable and sustainable community. Bowmanville East will embody a unique identity, one which celebrates and values its historic character while evolving and adapting to meet the needs of future generations. It will maintain and build on the existing urban fabric, while accommodating opportunities for gradual growth and change.

The Bowmanville East Urban Centre will feature a mix of uses of varying intensity, including residential, commercial, employment, open space and institutional uses, in order to meet the everyday needs of both existing and future residents. A variety of housing, businesses, and essential services will be located within the Urban Centre, helping shape Bowmanville East into a retail, tourism and civic destination—welcoming people of all ages, incomes and abilities to live, work and play

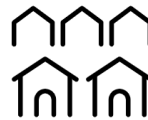
New infill buildings will be developed at appropriate and complementary heights and densities and implement transitions to the existing built form. The redevelopment of the Goodyear Lands will provide an exciting opportunity to repurpose former industrial lands for the establishment of a new higher-density, mixed use community.

It will provide a cohesive and walkable public realm, comprised of a network of ecologically-rich parks, open spaces, and multimodal streetscapes. These will introduce additional opportunities for greenery, public art and active transportation, encouraging users to explore and interact with the community. The natural heritage system, including the valleylands adjacent to the Bowmanville and Soper Creeks, will be preserved, enhanced and connected.

Finally, the Bowmanville East Urban Centre is envisioned as an inclusive and forward-thinking community. This includes support for affordable housing targets and a wide range of housing options to meet the varied needs of residents. Development will be designed to minimize environmental impact, adopt sustainable building technologies and support greater urban resilience in pursuit of a post-carbon future.

### Guiding Principles

The following principles form the core tenets of the Bowmanville East Urban Centre Secondary Plan. Together with the vision, these principles will guide decision-making as the Secondary Plan is prepared and implemented.



**Provide Housing Choice and Affordability**



**Maintain Historical Character**



**Improve Connections**



**Establish An Active Street Wall**



**Diversify Open Spaces**



**Promote a Sense of Place**



**Create a Sustainable Future**

## 3.0 Community Structure

This section provides an overview of the key urban design drivers that shape the overall approach to the physical character and form of the Bowmanville East Urban Centre. The structuring elements, below, include:

- King Street – Main Spine
- Character Areas
- Parks and Open Spaces
- Gateways and Visually Prominent Intersections

An overview of the key objectives of each structuring element is provided to show, at a high level, how it shapes design responses. They should be read in conjunction with the other Guidelines.

### 3.1 King Street – Main Spine

King Street is the traditional main street of Bowmanville. It has been, and will continue to be, the principal thoroughfare and the retail/civic heart of the community. At its western end, the historic blocks of the downtown are characterized by a 2 to 3 storey street wall continuously along the street edge, ground floor retail, mixed uses above, and tree-lined pedestrian-friendly sidewalks. This successful model will be continued to the east, presently characterized by auto-oriented development, so that over time, the entire length of King Street will become an active, walkable main spine lined by great buildings.

The King Street corridor is the focal point for higher densities and mixed uses, which are key ingredients of a compact, complete community. An enhanced streetscape environment is envisioned to support active transportation, create a vibrant and attractive public realm, and provide connectivity to Bowmanville and Soper Creeks.

#### Key Objectives

- Focus the greatest mix of uses, highest densities, and tallest buildings towards King Street.
- Provide for frequent pedestrian linkages to King Street, through a finely scaled grid pattern

of streets, mid-block connections and direct building entrances.

- Development facing King Street shall be of the highest design and architectural quality, with a focus on active uses at ground level and pedestrian scale street edges.
- Public realm landscaping will provide wide sidewalks supporting large street trees and places for retail to spill out, with beautiful paving and furniture.

### 3.2 Character Areas

The urban areas outside of the creek valleys have been classified into different development typologies, or Character Areas, based on existing conditions and development forms, as well as on planned character, role and function. The Character Areas provide a general framework for the continued evolution of the Bowmanville East Urban Centre. Some Character Areas are intended for significant revitalization, some allow for modest change and intensification that maintains the existing identity, and some will not see significant change. While the principles of good urban design set out in these Guidelines apply across all Character Areas, there are some specific guidelines that apply to individual Character Areas.

#### East Business District

Currently typified by low density, automobile-oriented uses, this area can accommodate the greatest intensification, accompanied by investment in a high quality public realm that provides the outdoor amenity space for the new population.

#### Key Objectives

- Re-orientation of new buildings to line King Street, with retail at ground level and other uses above. Parking is screened from view.
- New Parkettes, Public Squares, Sliver Parks, Mid-block Connections, and streetscape enhancements will be sprinkled throughout, providing recreational amenities. One larger Public Square is intended to function as a neighbourhood focal point and gathering area.



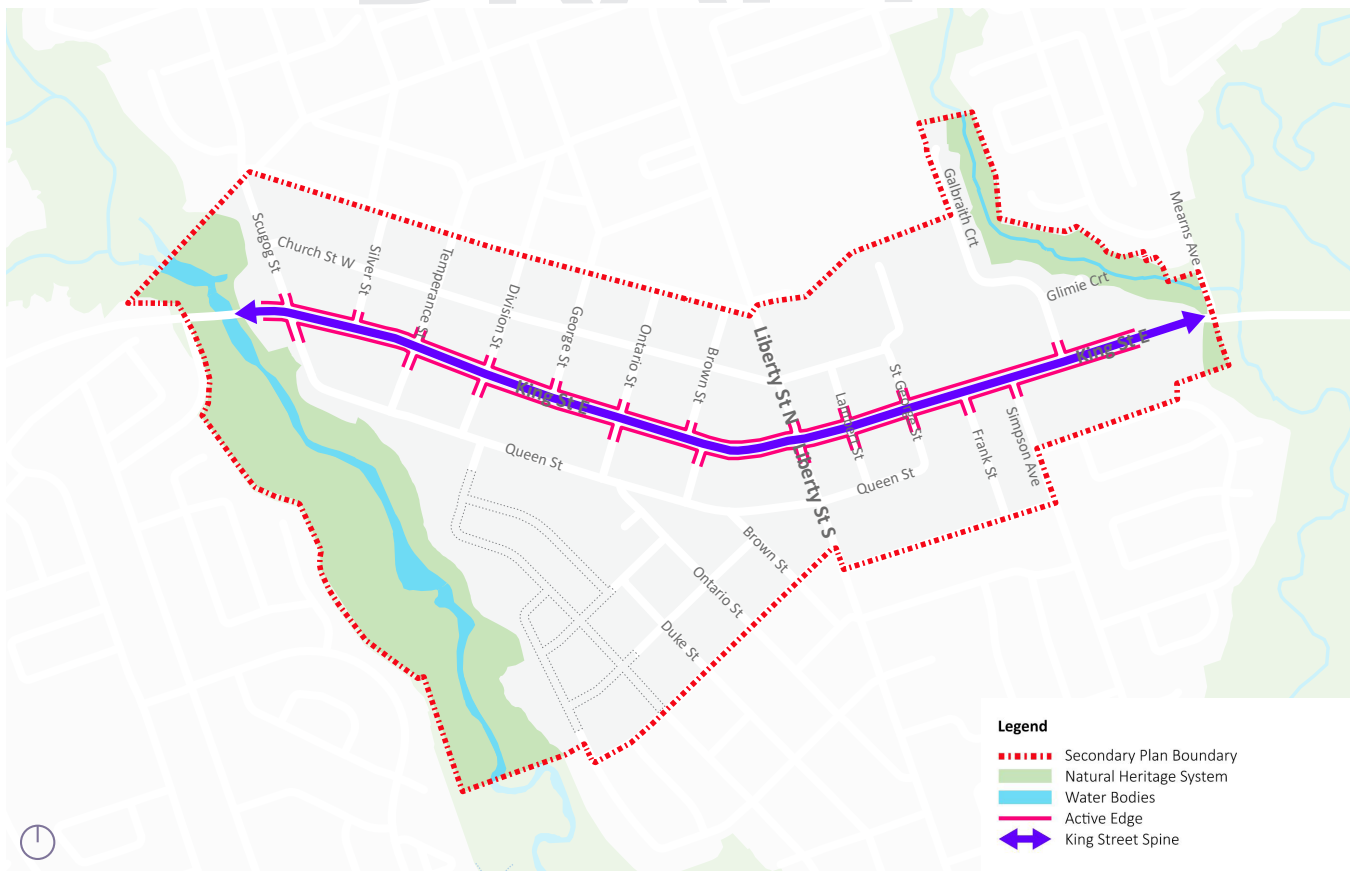


Figure 01: King Street - Main Spine

- Potential redevelopment of the Lakeridge Health Centre supports great streetscapes and provides a supportive community anchor.
- Potential redevelopment of the Bowmanville Mall should create a complete new neighbourhood, with a fine-grained grid of streets, new public parks, and a mix of retail, residential and other uses.

## Downtown Corridor

Currently a mix of street related and automobile-oriented uses, this area is a transition between the Historic Downtown Character Area and the East Business District Character Area. Sensitive infill and redevelopment will preserve the best of the street related buildings while adding density.

### Key Objectives

- Re-orientation of new buildings to line King Street, with retail at ground level and other uses above. Parking is screened from view.
- New Parkettes, Public Squares, Sliver Parks, Mid-block Connections, and streetscape enhancements will be sprinkled throughout, providing recreational amenities. One larger Public Square is intended to function as a neighbourhood focal point and gathering area.
- Preservation of historic and character-defining buildings along King Street wherever possible.
- Sensitive transitions to historic and surrounding low-rise buildings.

## Historic Downtown

A vibrant, cohesive and continuous historic streetscape will be preserved. New development is encouraged to support the diversity of business and cultural destinations, but must maintain the heritage character. Overall building heights will be lower.

### Key Objectives

- New development will infill street wall gaps and maintain the street wall heights. Building additions will be stepped back from the street edge and have a compatible architectural character that maintains the focus on historic streetscapes.
- Investment in King Street, Temperance Street and the Clarington Museum and Archives

site will create new amenities for the area and flexible civic gathering areas.

- Sensitive transitions to historic and surrounding low-rise buildings.

## Residential Neighbourhoods

The Residential Neighbourhoods Character Area captures established low rise communities around the edges of the downtown and King Street. They are primarily residential with some small scale retail. These areas can accommodate modest intensification and a greater diversity of housing forms in low rise building forms while maintaining their existing character.

### Key Objectives

- Infill development will maintain a low rise character at the street edge.
- Additions will maintain house form massing along the streetscape, with taller elements set well back.

## Goodyear Lands Character Area

The Goodyear Lands Character Area has tremendous potential to develop as an exciting district within the Bowmanville East Urban Centre, complementing the downtown, while being a complete community unto itself.

### Key Objectives

- New street and block pattern ties into existing streets and blocks to create a seamless integration with the urban fabric.
- A central public open space spine Parkette links Queen Street with the Bowmanville Creek and is the focal point for the district, enhancing the connectivity of the park network for the Bowmanville East Urban Centre.
- New retail at the district's heart creates lively streets and supports local residents.
- A mix of building forms, with taller buildings located closer to the Bowmanville Creek at the heart of the district transitions to lower buildings adjacent to the existing surrounding neighbourhood.
- The site's industrial heritage is celebrated through appropriate preservation and interpretive strategies.

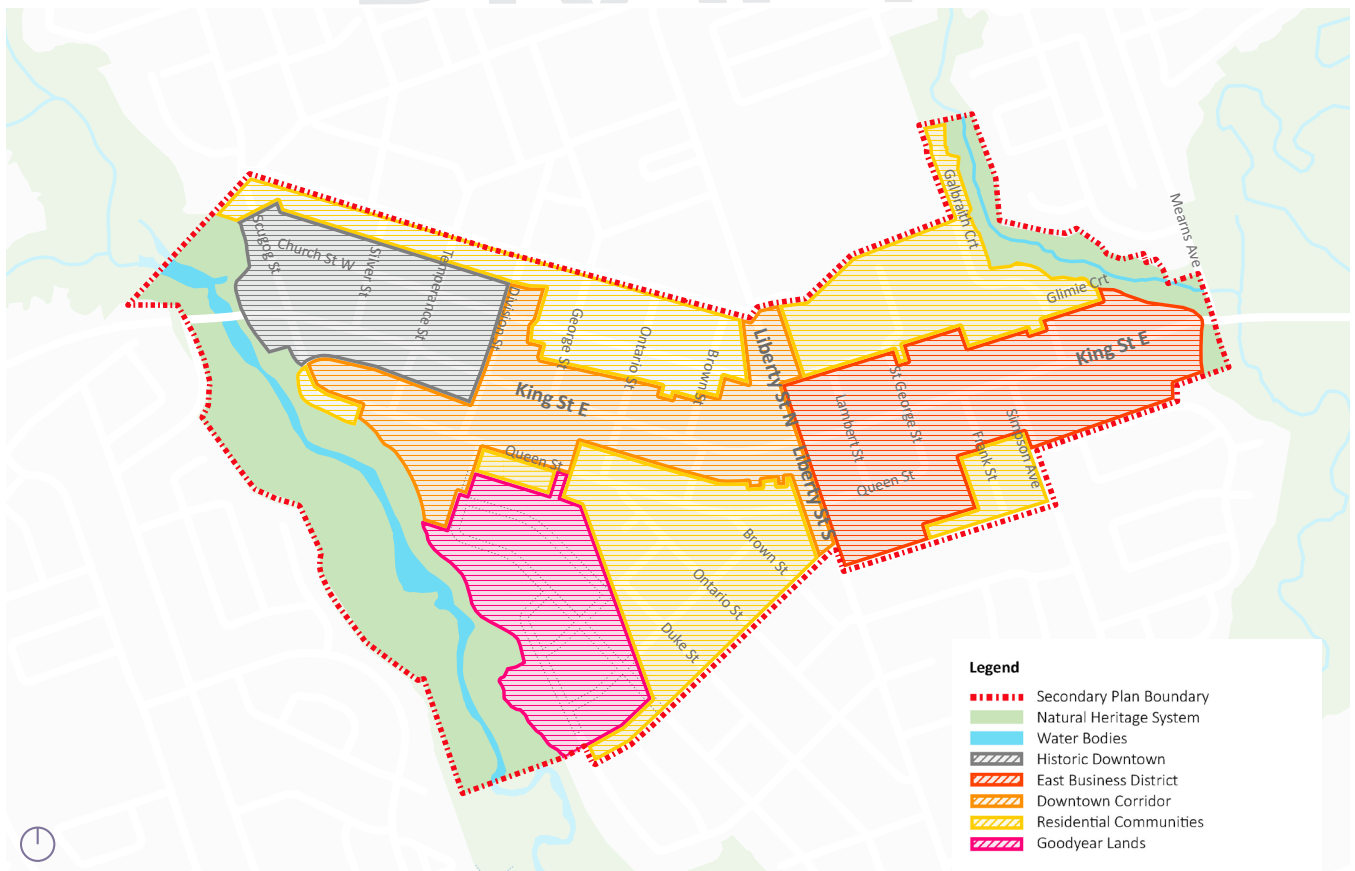


Figure 02: Character Areas

## 3.3 Parks and Open Spaces

Parks and open spaces include the Bowmanville and Soper Creek valleys, as well as existing and future formal parks and plaza spaces. They are highly accessible to the community through the well-connected grid pattern of streets. They support community gathering and recreation as well as ecological and hydrological functions. They are green lungs that complement the urban character of the community.

### Key Objectives

- Each Character Area (other than the Residential Neighbourhoods Character Area) is intended to have a central public open space and gathering area, each with a unique role and character.
- New Parkettes and other open spaces will be established through new development. As such, their locations will be opportunistic and proceed at the pace of new development.
- New open spaces will be located along streets where they are highly visible and accessible to the community.
- New development will front, face and feature open spaces.
- Open spaces will be designed and programmed to promote accessibility and usage for all. Together, the network of open spaces will provide a diversity of experiences and recreation.

## 3.4 Visually Prominent Locations and Gateways

Visually prominent locations are unique and special because the public realm and buildings at these locations has an important role to play in defining the overall image and character of the Bowmanville East Urban Centre. Because they are so visible, the quality of design should be elevated, creating memorable landmarks and experiences.

Gateways mark the threshold of the Bowmanville East Urban Centre along King Street, the primary spine of the community. The Bowmanville Creek and Soper Creek valleys bookend the Bowmanville East Urban Centre, and the passage through the valleys, over the bridges, and into a pedestrian-scaled, urban environment establish special gateway experiences unique in Clarington.

There are several locations along King Street where it intersects with other busy or important streets that create visually Prominent Intersections, where it is appropriate for buildings to have enhanced architectural features and for the public realm to provide enhanced pedestrian amenities.

The alignment of the street network, including the interface of different street grid orientations, creates View Terminus sites that are focal points of long views. Because of their visual prominence, these locations should also have enhanced built form and public realm features.

### Key Objectives

- Create gateways along King Street at each end of the Bowmanville East Urban Centre. The gateway experience should include the streetscape experience transitioning from the creek valleys into the downtown area.
- Gateways and visually prominent locations should feature landmark characteristics in building design and landscape, for example through enhanced planting, decorative paving, additional seating and street furniture, taller building elements, main building entrances that are aligned to view corridors, active uses, and location of public open spaces.



Figure 03: Parks and Open Spaces

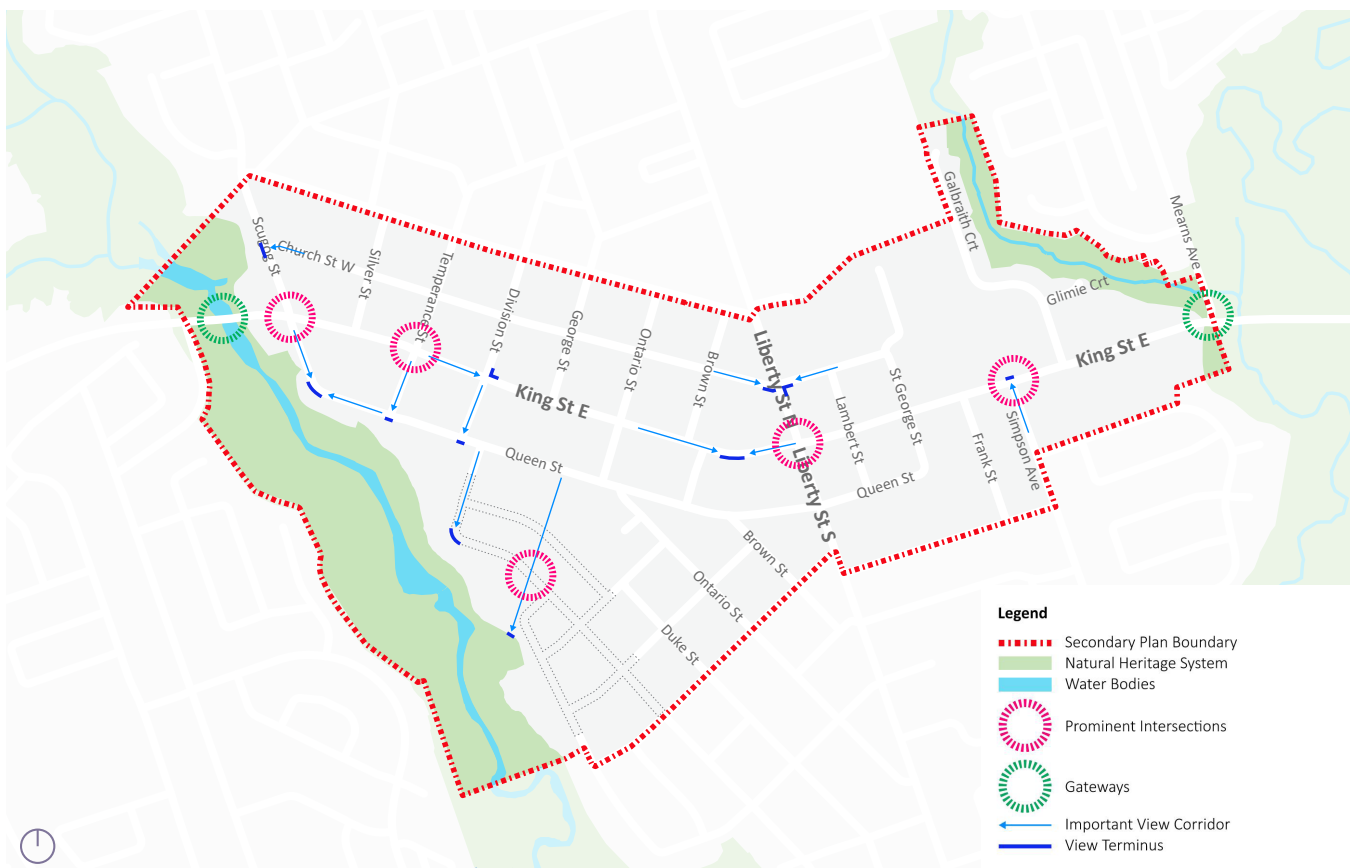


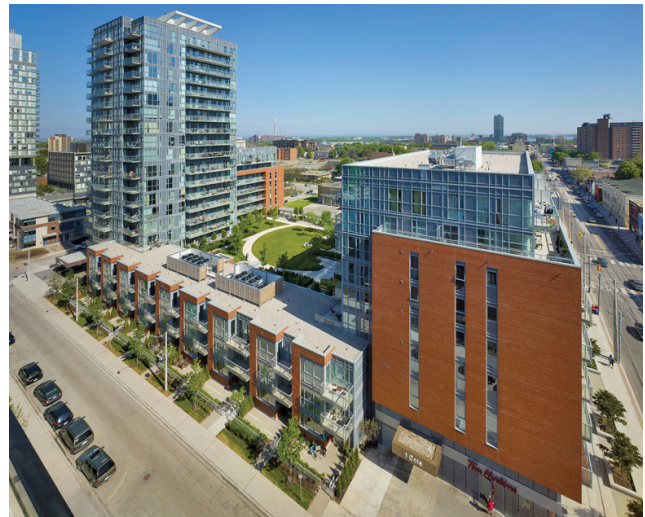
Figure 04: Gateways and Visually Prominent Locations

## 4.0 Built Form

The following guidelines apply to the lots and parcels that make up the residential, commercial, employment and institutional uses of the Bowmanville East Urban Centre. They include guidance on overall site layout inclusive of building location, site access and circulation, as well as on building design, with the goal of creating attractive, interesting and pedestrian-scaled streetscapes. The core principles of the Built Form guidelines should also be applied to the development of publicly owned buildings such as schools, halls, community centres and the like.

### 4.1 Siting and Orientation

- The primary facade of buildings should be located at or close to the street line (right of way) and generally be parallel to it, creating a well-defined street edge.
- In the Residential Neighbourhoods Character Area, buildings should be set back consistently with the predominant setback on the block.
- Where public open spaces are provided, such as Public Squares, Parkettes, forecourts, or patios, buildings should be sited to define the edges of the public space.
- Buildings shall be oriented to and address public streets and urban open spaces with a frontal appearance inclusive of windows and building entrances. Where buildings front onto more than one public street or open space, all building facades shall have a frontal appearance.
- Along King Street, buildings should be continuous along its frontage.
- Locate taller buildings to minimize overlook and shadow impacts on public open space and the Residential Neighbourhoods Character Area.



**Figure 05:** Buildings are sited to define street edges. The mid-rise building has retail at ground level and is located beside the sidewalk (right). The townhouse units have small front yard zones (left). A small setback (bottom) provides a public space at the building entrance and for retail spill-out.



**Figure 06:** Buildings line the street edge. Over time, as properties redevelop, a continuous street wall will be created.



**Figure 07:** Buildings can be set back from the street edge where they create public spaces or amenities.

## 4.2 Building Design and Articulation

- Building massing should be articulated through vertical and horizontal recesses or projections, datum lines, and changes in plane, materials, texture or colour.
- A rhythm of vertical elements, such as bays, columns, window alignments, entrances and/or datum lines should be provided for all buildings with over 12 metres of frontage to create a fine-grained character and human scale.
- All facades facing public streets and open spaces should be consistent in their design and materials. No blank walls or reduced material quality is permitted facing streets.
- Building materials should be chosen for their functional and aesthetic quality and exterior finishes should exhibit quality of workmanship, longevity, sustainability and ease of maintenance.
- Change of materials should coincide with defined architectural elements such as projections, datum lines, and bays in the facade. Materials should wrap corners.

Building design should incorporate distinct base, middle and top portions in order to visually break up vertical massing and help establish pedestrian scale. The scale of the base, middle and top may vary; the design principles are equally applicable to a 2 storey building or a tall building.

### Base Portion

Provide visual interest through the materials, colours, fenestration, articulation and architectural detailing in order to reinforce a pedestrian scale environment at street level and mark a distinct base or transition to ground level.

### Middle Portion

The middle portion of the building is usually the largest component. Variation in the design and articulation of this portion of the building should promote visual interest and contribute to the overall streetscape.

### Top Portion

The top portion of the building, which may include the upper storeys as well as the roof profile, should contribute to the visual identity of the building and create a cap at the skyline. Rooftop mechanical systems should be integrated with the primary façade expression or concealed into the roof design.



Figure 08: Base, Middle and Top

## 4.2.1 Entrances

- Primary building entrances should address primary streets and should be clearly articulated and expressed in the façade composition. Secondary entrances are encouraged on all streets.
- Emphasize entrances with architectural forms and detailing such as changes in height and massing, projection, shadow, punctuation, materials, and change in roofline. Modest variation in height, setback and/or step backs are appropriate.
- Ensure main entrances to public buildings, offices, and residential lobbies are weather protected through use of canopies, awnings or recesses.
- Ensure the grading of entrance areas and transitions from inside to outside are barrier free and accessible.





**Figure 09:** The main entrance is emphasized through massing, roof profile, and material expression in the facade, with a forecourt in front.



**Figure 10:** The main building entrance is emphasized through a central, taller massing element clad in an accent material. The entrance is a double height volume, and recessed for weather protection.



**Figure 11:** The building entrance is covered, with a small forecourt. The architectural expression above (balconies, brick) changes.

## 4.2.2 Street Activation and Ground Level Design

- Provide active uses at ground level to promote indoor-outdoor activity. Prioritize retail, commercial or institutional uses that generate pedestrian activity.
- Commercial frontages, and all frontages along King Street, shall have a minimum ground floor height of 4.5 metres.
- Animated ground level facades shall be created through substantial transparency and frequent entrances.

### Retail

- Retail uses are preferred along King Street, and within the heart of the Historic Downtown and Goodyear Lands Character Areas. Refer to the Priority Retail Frontages diagram (Figure 12).
- Retail uses shall incorporate a minimum of 75% transparency along their frontages.
- Retail display windows shall be located as close to the street line as possible. Avoid deep columns, recesses or building projections that

screen retail windows from view along the sidewalk.

- If a building is setback from the street line, the setback zone shall be designed as an extension of the public sidewalk, and may include an additional row of street trees and street furniture as space permits. Retail or café spill out is encouraged.

### Residential

- Units at ground level shall be designed with individual entrance doors from the unit to the street, and their individuality expressed in the façade design.
- The setback zone in front of ground level units shall be designed as a traditional front yard area, with a walkway, porch or stoop, low walls and landscaping, and other elements to create a semi-private transition.
- A generous pedestrian connection should be provided from the street edge to residential lobbies. Seating and planting framing the entrance area is encouraged.
- Live-work zoning is encouraged.

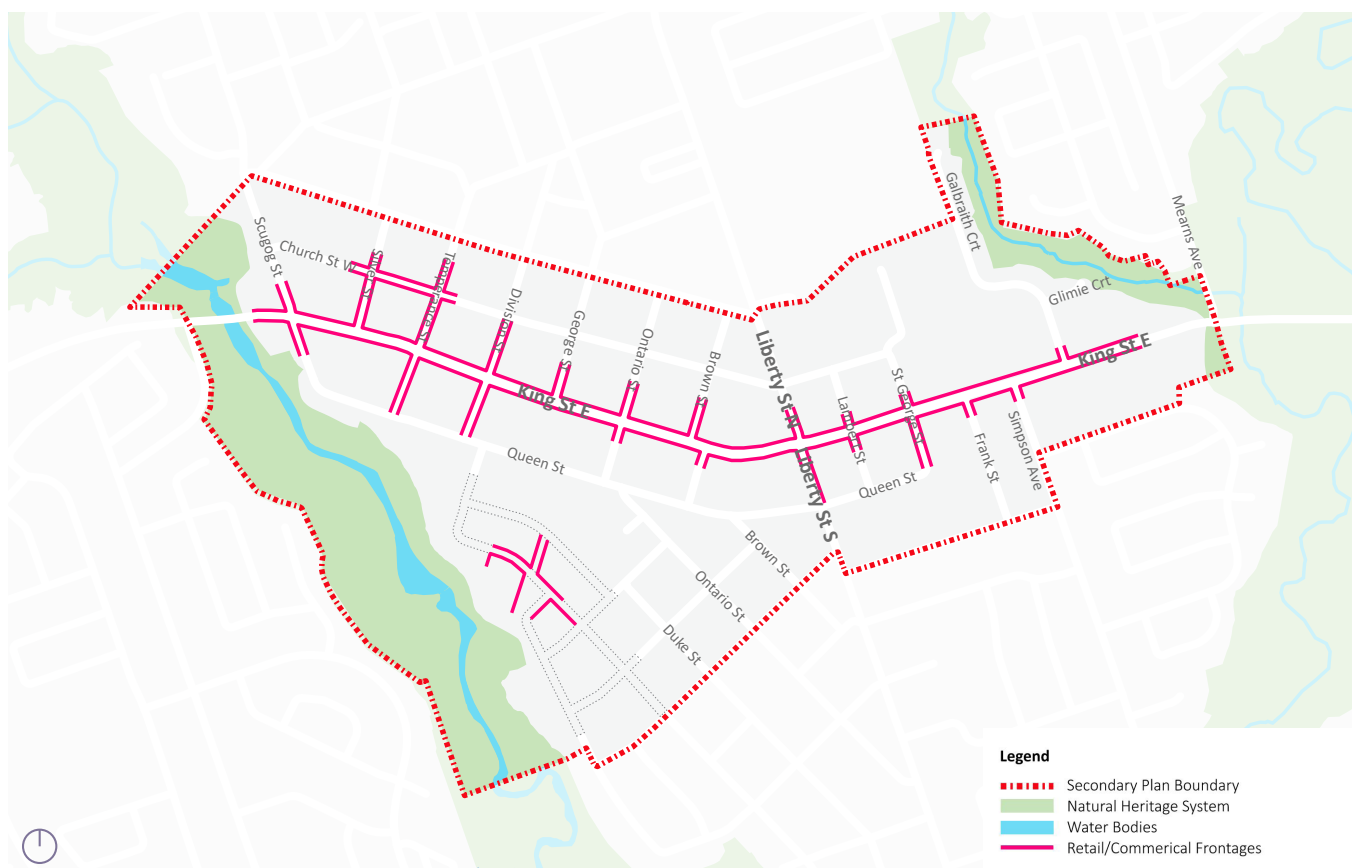


Figure 12: Priority Retail Frontages



**Figure 13:** The retail uses extend along the street edge, with a high degree of transparency.



**Figure 14:** Ground level units are individually articulated in the architectural expression. Each has a direct entrance to the adjacent sidewalk with a small front yard transition zone.

## 4.2.3 Podium/Street Wall

New development should establish a consistent street edge definition adjacent to the public realm. With the exception of the Residential Neighbourhoods Character Area, this will be a continuous street wall along street frontages, where each development is built to the lot line or to public spaces such as mid-block connections or parkettes. Taller buildings will be designed with a podium to create the street wall.

### Downtown Corridor, East Business District, and the Goodyear Lands Character Areas

- For buildings greater than 4 storeys, provide a minimum 3.0 metre step back to taller portions of the building above the 3rd to 4th storey,.

### Historic Downtown Character Area

- For buildings greater than 3 storeys, provide a minimum 3.0 metre step back to taller portions of the building above the 2nd or 3rd storey.

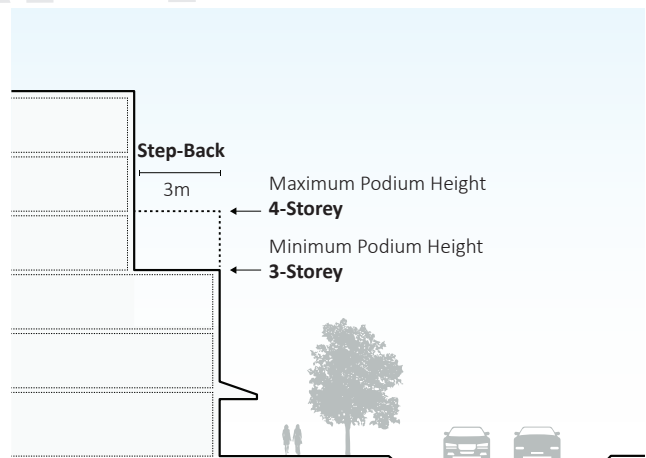


Figure 15: Podium Street Wall in the Downtown Corridor, East Business District and Goodyear Lands Character Areas

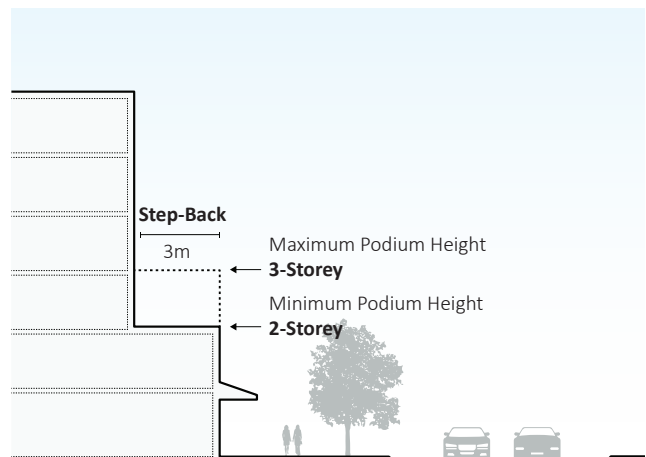


Figure 16: Podium Street Wall in the Historic Downtown Character Area



**Figure 17:** This building has a 4 storey podium. Above the podium the building is stepped back. This is appropriate for the Downtown Corridor, East Business District and Goodyear Lands Character Areas.



**Figure 18:** In the Historic Downtown Character Area, podiums should be 2 to 3 storeys in height to match the existing context. Above the podium the building is stepped back.

## 4.2.4 Tall Buildings (9+ storeys)

Tall buildings have a responsibility to ensure their design qualities benefit the Bowmanville East Urban Centre. The increased population that tall buildings provide must be served by public realm benefits such as new open space, high quality streets with amenities, and increased material quality. Taller buildings must mitigate their height and bulk to maintain sky view and sunlight access to surrounding streets, open spaces and properties.

- The tower portions of tall buildings shall be separated by a minimum of 25 metres.
  - Tall buildings shall provide a minimum of 12.5 metres of separation to the property lines of adjacent sites with development potential.
  - Tower floorplates of residential buildings shall not exceed 750 square metres in area.
  - Variation in the podium massing and articulation is encouraged, for example, to express the massing of the tower element to ground level.
  - The top level(s) of the building must contribute to the creation of an attractive skyline through massing, materials and architectural treatment
- Mechanical penthouses should set back 5 metres from the edge of the building and incorporate a high-quality architectural expression, or where not set back, be designed to be fully integrated with the primary façade massing, expression and materials.



**Figure 19:** Mechanical penthouses set back from the edge of the building have an architectural expression different from, but consistent with, the facade, while contributing to an interesting skyline.



**Figure 20:** This mechanical penthouse is fully integrated with the architectural expression to create a dynamic skyline profile.

## 4.2.5 Transition

New development should provide a transition to Residential Neighbourhoods Character Areas, to avoid abrupt changes in scale and significant overshadowing, and to provide privacy and sky view for those properties. There are a variety of design strategies that can be employed, such as:

- Locate the tallest buildings away from Residential Neighbourhoods Character Areas.
- Shadows from new development should not adversely impact the rear yards of Residential Neighbourhoods Character Areas.
- Where new development is located with a flankage (side yard) relationship to Residential Neighbourhoods Character Areas, the massing of new development should be 2-3 storeys adjacent to those areas, with taller massing set back. This provides a compatible scale along the streetscape.
- Where new development backs onto the rear yards of Residential Neighbourhoods Character Areas, a buffer should be provided:
  - Spatial buffer: a separation between the property line and the new building massing should be provided. The separation should include a landscape buffer (below), but could also include driveways, parking, or outdoor amenity space;
  - Landscape buffer: an opaque fence and buffer landscaping, inclusive of groundcover, shrub and small or large tree planting should be provided.
- New development that fronts onto a street with a Neighbourhood Residential Character Area across the street could be up to 4 storeys in height, with taller massing set back. This provides a compatible scale across the streetscape while allowing for an increase in scale for the development site.
- Provide architectural design features in the podium that reference the design of the Residential Neighbourhoods Character Areas, such as setbacks, materiality (e.g. brick), and datum lines.



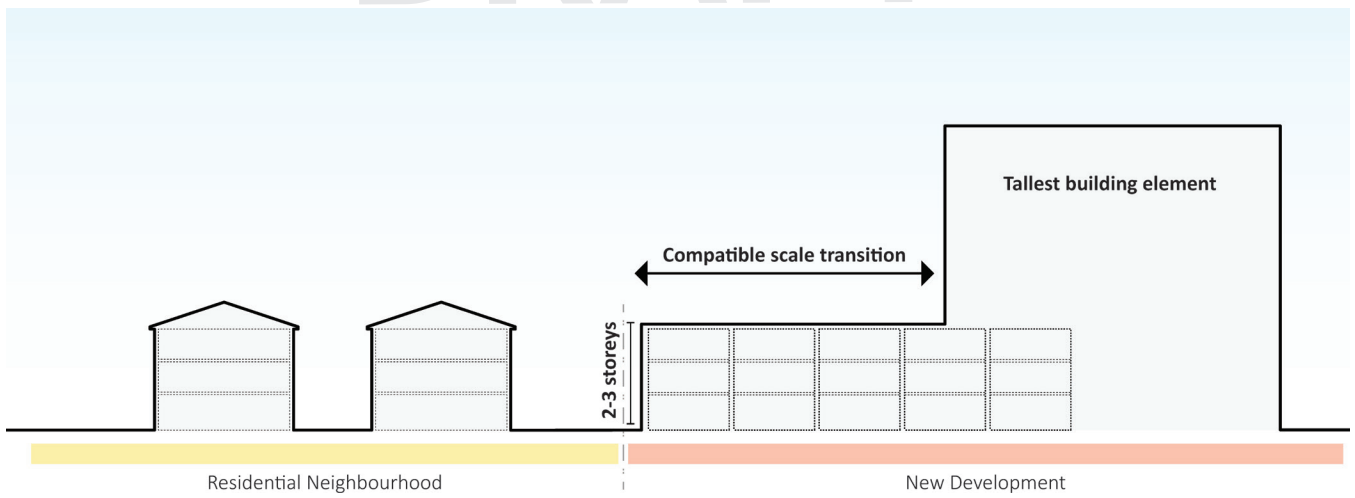


Figure 21: Built Form Transition for Flankage Conditions

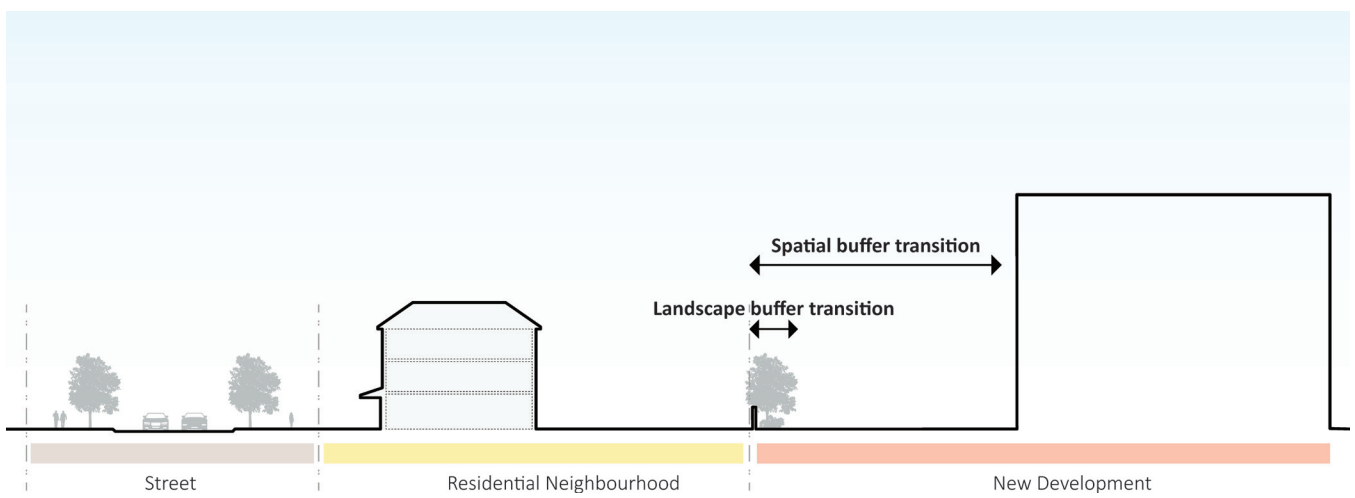


Figure 22: Built Form Transition for Rear Yard Conditions

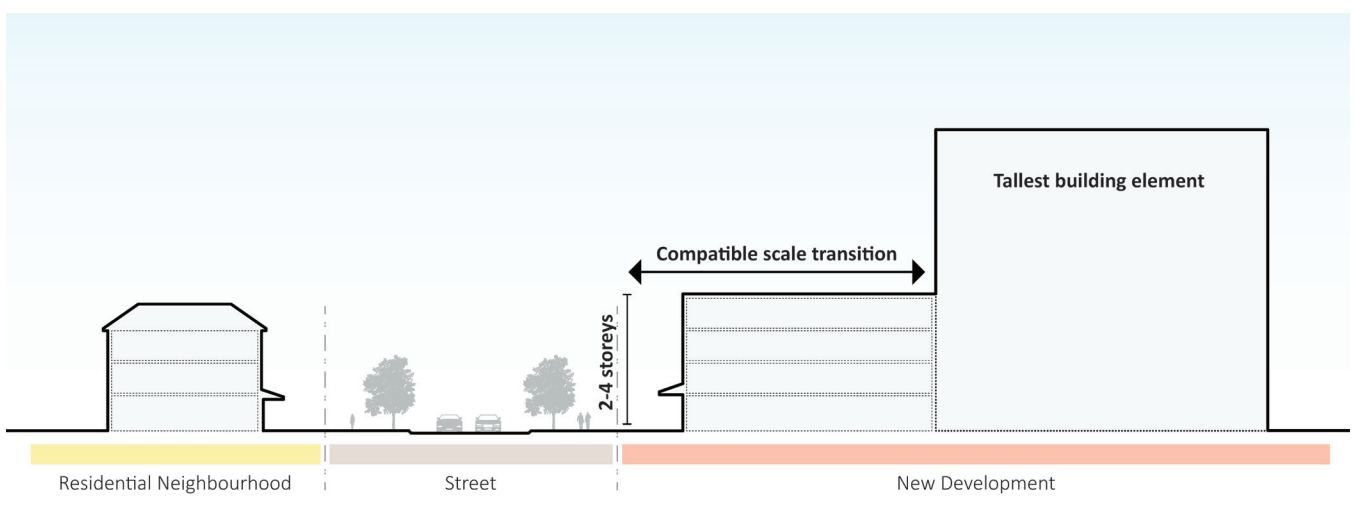


Figure 23: Built Form Transition for Frontage Conditions

## 4.3 Visually Prominent Locations

Visually prominent locations include Gateways, Prominent Intersections, and View Terminus sites, as well as the edges of other important locations such as public open spaces and natural features, that because of their high visibility and role in defining the public realm, have increased importance in contributing to the image and character of the Bowmanville East Urban Centre. As such, the design of the public and private realm should be enhanced.

- New development and landscaping will frame rather than block public views of prominent natural features, view termini, landmark buildings, public art and other prominent downtown features.
- At Prominent Intersection sites, develop both street facing facades as front elevations with pronounced entrances oriented to the corner and/or the primary streets.
- Taller building elements at Prominent Intersections and View Terminus locations are encouraged, such as small towers, rotundas, porticos, change in building plane, special rooflines, public art, and street wall height



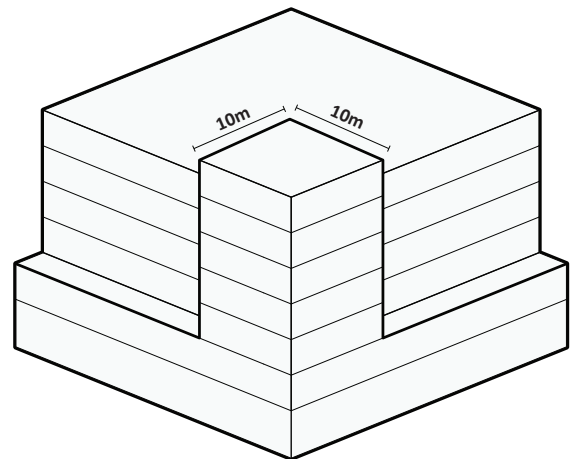
**Figure 24:** The building addresses both streets with a frontal appearance. The round architectural form at the corner creates a landmark appropriate for Prominent Intersections.

- compatibility with adjacent context, including appropriate scale;
- compatibility with the principal building expression; and,
- Design excellence.

- Along King Street, at Prominent Intersections and View Terminus sites, podium height at the focal point may be up to 6 storeys for a distance of 10 metres along both street frontages. Taller architectural features are encouraged.
- Enhanced quality of materials and detailing is encouraged.
- Surface parking lots visible from the street edge are not appropriate.



**Figure 25:** Taller building elements are encouraged at visually prominent locations.



**Figure 26:** Increased podium heights are encouraged at visually prominent locations to provide distinctive architectural features.

## 4.4 Pedestrian Circulation

- Pedestrian circulation networks should be clear, direct and barrier-free and incorporate pedestrian amenities where appropriate.
- Clear and accessible pedestrian walkways should be provided from the sidewalk to the main entrance of each building.
- Pedestrian walkways should be well defined and provide direct connection to public open spaces, parking areas, other building entrances, transit shelters and adjacent developments.
- Pedestrian walkways (may include public sidewalks) should be provided along the full length of the building along any façade including consolidated residential lobbies, individual at-grade residential unit entrances, and along any façade abutting parking areas.
- Internal pedestrian walkways should be distinguished from driving surfaces through the use of concrete or special paving to enhance pedestrian safety and the attractiveness of the walkway.

## 4.5 Vehicular Access, Loading, Storage and Waste Areas

Access, loading, storage and waste areas are important building functions, but they should be subordinate to the quality of streetscapes and the public realm.

- Vehicular entrances should be consolidated and shared wherever possible.
- Vehicular entrances should be located on lower order side streets or lanes, and minimize impacts on adjacent properties.
- Loading, service, storage and garbage areas should be integrated into the building design or placed away from street frontages and screened from view. Specifically, for a garbage collection enclosure, a fully enclosed/roofed building that is screened with a privacy fence or landscaping and integrated with the architectural style of the main building or incorporated within the main building is required.
- Curb cuts and driveways should be minimized in radii and width.
- Garbage storage should be centralized indoors, and at the rear of the building.
- Loading and service areas should be buffered

visually and as necessary for noise impacts, especially when located adjacent to Residential Neighbourhood Character Areas. Enclosures should be constructed of materials to match or complement the building material.

- Outside storage should not be visible from any public street or open space.
- Utility meters, transformers and HVAC equipment should be located away from public view and / or screened.

## 4.6 Vehicle Parking

The design of vehicle parking areas, whether surface or structured, should prioritize pedestrian circulation, and should incorporate appropriate siting, orientation and screening.

- Surface and above-grade structured parking should be located at the side or rear of buildings and screened from public view. Parking shall not be located between buildings and the street line.
- Surface parking spaces adjacent to streets should have landscaped edges incorporating low planting and hard elements (e.g. fencing, walls) that screen vehicles but maintain clear views at eye level.
- Pedestrian movement should be given priority in the design of all parking facilities. Clearly marked, direct and safe pedestrian routes should be provided.
- Lighting for parking should be oriented to limit visual impact on adjacent properties.
- Landscaping and site organization should prioritize managing stormwater quality and quantity on-site, wherever possible.

## 5.0 Public Realm

The public realm encompasses all of the outdoor spaces within the Bowmanville East Urban Centre which are visually or physically accessible to the general public. It includes publicly owned land, such as streets and parks, as well as Privately Owned Public Space (POPS) that is publicly accessible, such as forecourts and mid-block connections. The public realm is a vital component of the Bowmanville East Urban Centre. It forms the communal 'living room' for the community, provides access to its diverse land uses and destinations, and together with the built form, defines its character and image.

The design of the public realm should reflect a high standard of quality and relate to the surrounding context, land uses, and landmarks. The public realm should create an interlinked network of streets and public open spaces that facilitate social and civic interactions. A successful public realm provides:

- A functional, safe, accessible, sustainable and enriching environment;
- Well-articulated streetscapes that are beautiful and comfortable;
- A network of streets that supports multi-modal choices for pedestrians, cyclists, transit users and motorists;
- Pedestrian linkages that connect people to destinations, including adjacent commercial and mixed use uses;
- Diverse open spaces that provide a wide spectrum of environments and experiences, from passive natural spaces to actively programmed urban spaces;
- Amenities, furnishings, wayfinding, and public art that provide orientation, identity and a sense of place.

### 5.1 General Public Realm Guidelines

- To support the health and development of the urban forest, provide 30 cubic metres of soil volume for each large canopy tree. Soil volumes may be continuous, and achieved through street boulevards, landscaped areas, open planters, or soil cells.
- Select species that are adapted to their condition with a preference for native species that provide SWM and habitat/pollinator benefits
- The pattern of tree planting should provide options for both sunny and shaded areas, depending on time of year and day.
- Consider permeable paving, rain gardens, and other low-impact development strategies.

### 5.2 Streets

The streets network provides for safe and convenient movement for pedestrians, cyclists, transit users and motorists throughout the Bowmanville East Urban Centre to support accessibility. As an established urban area, the Bowmanville East Urban Centre has a well-defined and -connected hierarchy of streets that function as the backbone of the community. The grid pattern, the high frequency of street intersections, the small scale of blocks, and the integration of different street grid orientations, are fundamental structuring elements that have shaped, and should continue to shape, the evolution of the community.

In order to support road network functions, enhance the public realm and establish a strong visual identity for the Bowmanville East Urban Centre, streetscape design should be a high priority. The streetscape includes the configuration of elements within the right of way such as travel lanes, cycling facilities, pedestrian zones, and landscaping, as well as how the adjacent buildings frame the street edges and support street activity. As the Bowmanville East Urban Centre continues to intensify and support walking as a primary means of transportation, street design should prioritize wide sidewalks, including wide clearways and a generous street tree and furniture zone.

## 5.2.1 General Street Guidelines

- Streets should be designed to reflect complete street design principles, in order to balance the needs of pedestrians, cyclists, transit users and motorists.
- Streets should provide a continuous canopy of street trees at maturity.
- New sidewalks should be provided for existing streets without sidewalks on at least one side.
- All new streets should have sidewalks on both sides, in order to accommodate increased pedestrian movement as a result of intensification.
- New streets should be designed and laid out based on a grid pattern, including extensions of and connections to existing surrounding streets.
- Where new streets are created, block lengths should generally be short, 175 metres or less as measured from intersection to intersection.



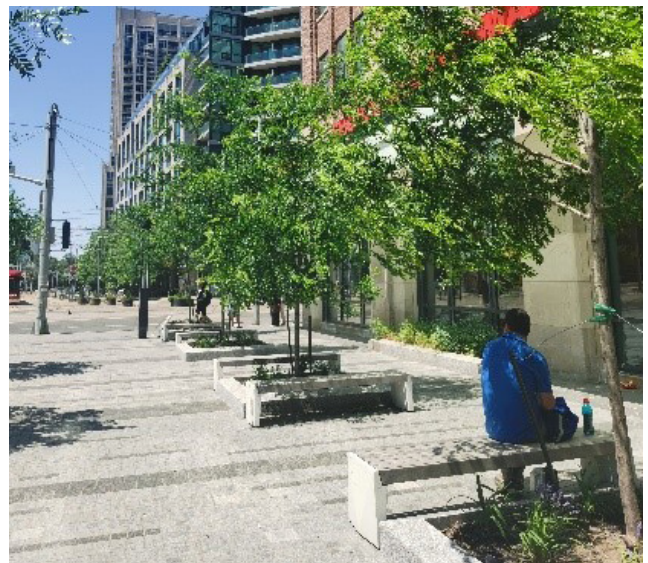
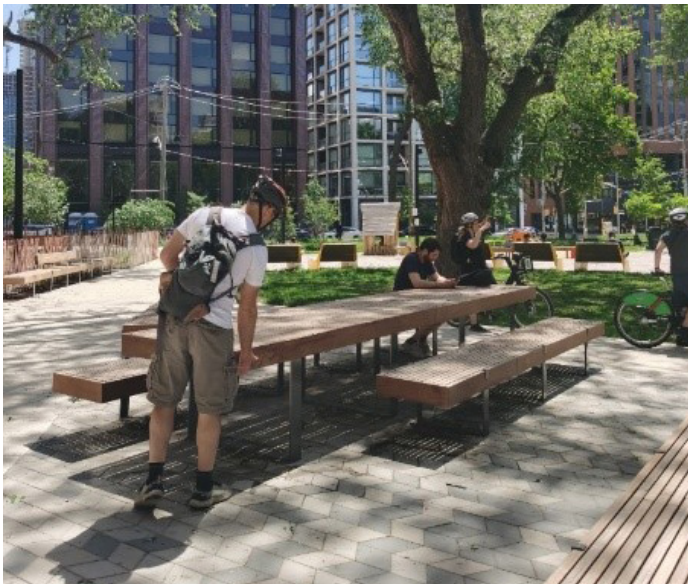
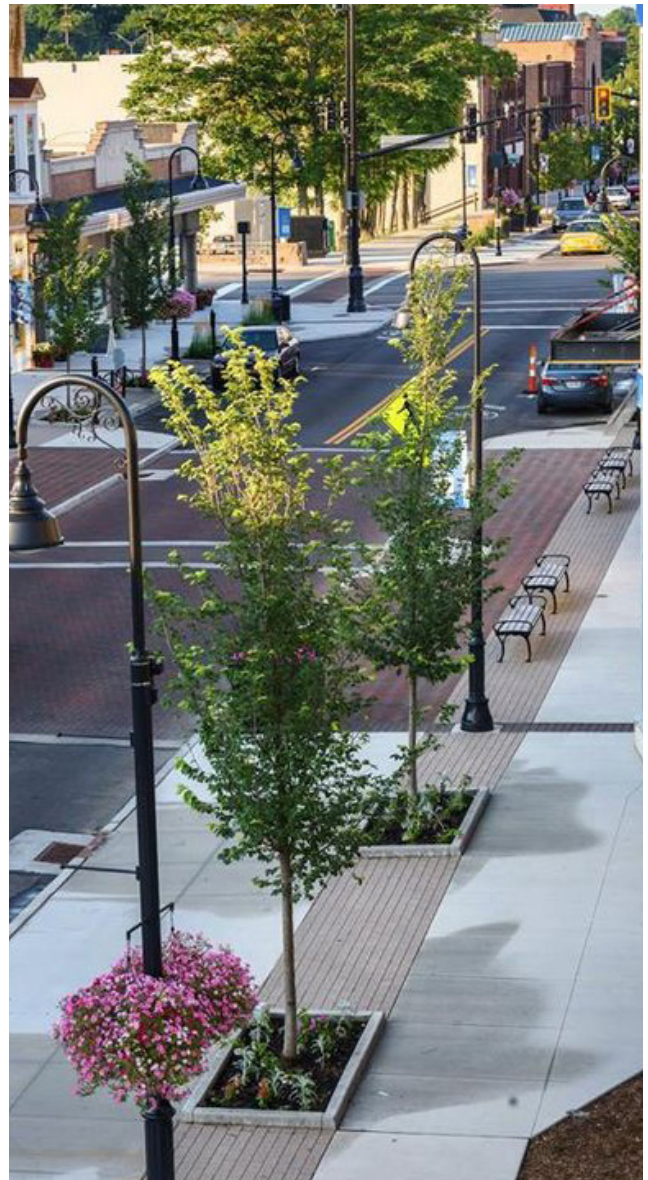
**Figure 27:** Streets should provide for the needs of pedestrians and cyclists while balancing their vehicular function. All streets should provide a wide pedestrian clearway, as well as a generous zone for street trees and furniture.

## 5.2.2 King Street

King Street is the heart and soul of downtown Bowmanville and the main spine of the Bowmanville East Urban Centre. As the community evolves, King Street will continue to play its role as the main street. The highly walkable, attractive and active character of King Street through the historic downtown will be extended through the entire Bowmanville East Urban Centre. It will have a dual function both as a destination for shopping and civic life, as well as a connector that links the Bowmanville Creek valley in the west with the Soper Creek valley in the east, and all points in between. King Street will be the highest priority for streetscape enhancements and quality.

- Provide wide sidewalks on both sides of the street that feature:
  - Special unit paving that references the rich history of Bowmanville, with distinct colour and textures;
  - Public art, particularly at visually prominent locations, as stand-alone elements or integrated with the streetscape furnishings;
  - Wayfinding that creates a distinct identity for the Bowmanville East Urban Centre, and provides orientation for area destinations and businesses;
  - A coordinated family of street furniture and elements, such as poles, lighting, and seating; and
  - Low level planting along the sidewalks wherever space permits, e.g. in bump-outs and tree planters.
- Provide street trees on both sides of the street, with preference for soil cells to provide the needed soil volumes under sidewalks.
- Continue the streetscape character exhibited by the historic downtown through the Downtown Corridor and East Business District, including provision of narrow vehicular travel lanes, on-street parking, wide sidewalks, and streetscape enhancements such as decorative paving, seating and pedestrian-scaled street lighting. New streetscaping should be compatible with the historical-themed streetscaping in the historic downtown without needing to be the same, i.e. it may reflect the contemporary nature of surrounding new development.
- Ensure pedestrian clearways are a minimum of 2.0 metres on both sides of the street.

- Provide clear and direct connections to existing and planned trails within the creek valleys at each end of Bowmanville East Urban Centre.
- Enhance the gateway experience of the creek valleys as thresholds to the Bowmanville East Urban Centre through streetscape enhancements, public art, lighting, and planting design.

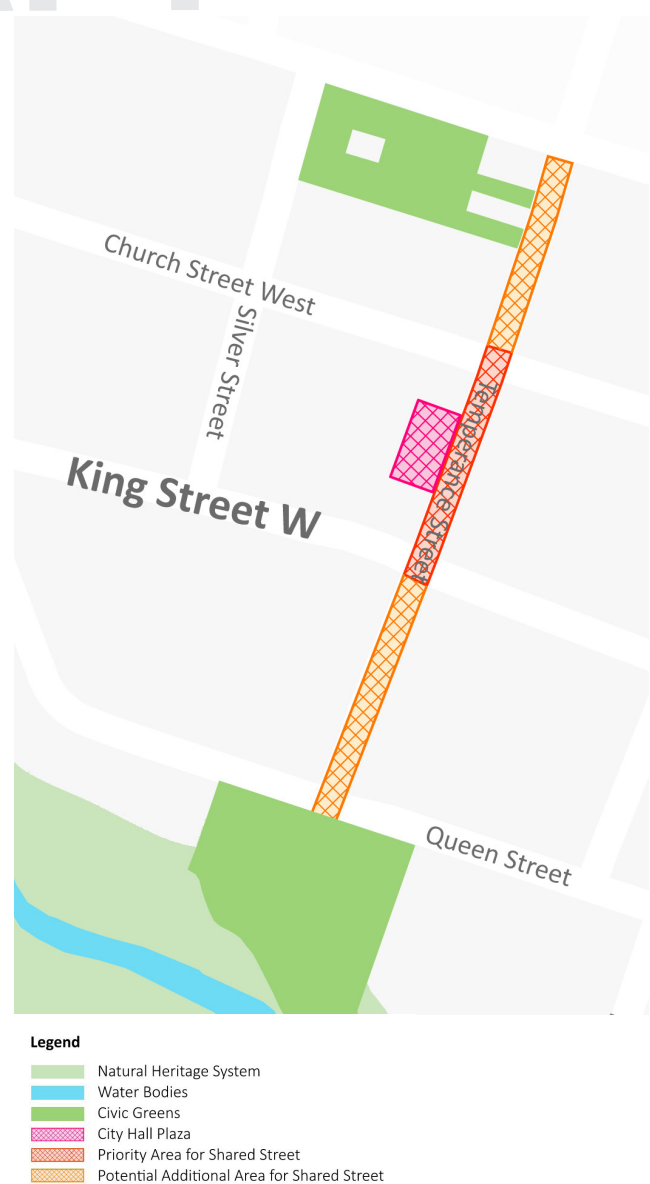


**Figure 28:** Special streetscaping elements are appropriate for King Street to create a pedestrian-friendly environment, including unit paving, well-defined crosswalks, decorative pedestrian lighting, seating, planting, and street trees.

## 5.2.3 Temperance Street

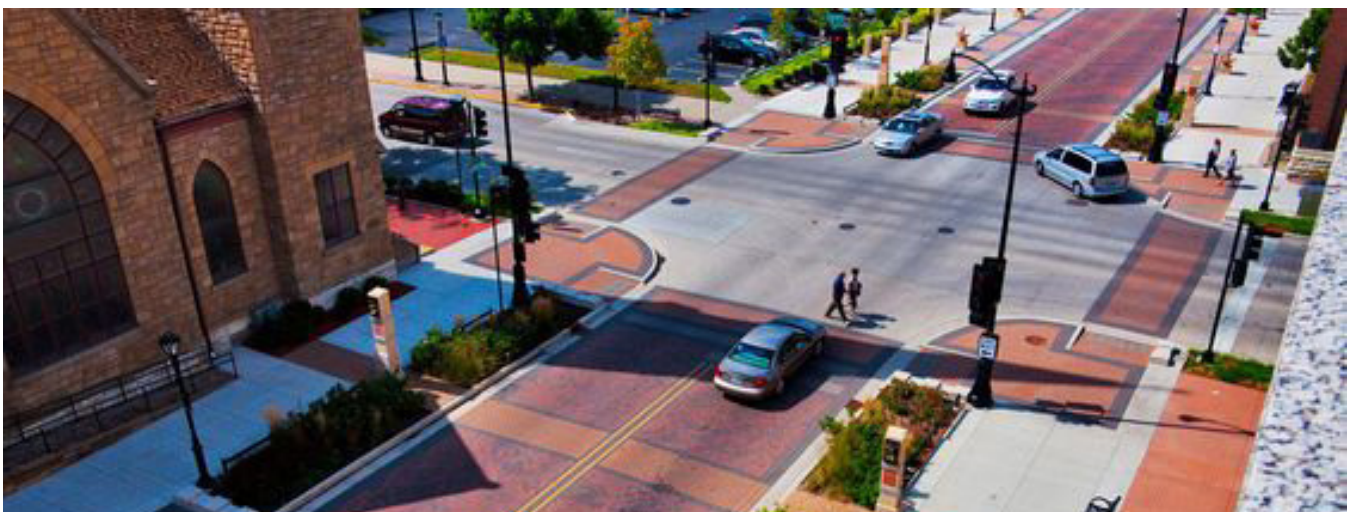
Temperance Street is an important cross street to King Street in the downtown. It forms a civic spine, connecting Rotary Park, City Hall and its plaza, the Library, the Post Office, Clarington Museum and Archives, and two churches. To reinforce this symbolic role, Temperance Street should have an enhanced streetscape that expands the function of the public spaces along it and provides new opportunities for programming and events in the historic downtown.

- Create a shared street treatment along some or all of Temperance Street that features:
  - A continuous decorative hard surface encompassing driving, cycling and walking zones. The paving surface should be flush (curbless) to permit flexibility in programming when the street is closed for events;
  - Wayfinding that creates a distinct identity, and provides orientation for adjacent civic buildings, public spaces, and businesses;
  - A coordinated family of street furniture and elements along it, such as poles, lighting, and seating; and
  - Street elements such as tactile paving, benches, planters, trees, bollards, and bike parking that provide definition within the shared space and delineate vehicular travel zones from pedestrian- and cycling-only areas.
- Provide street trees on both sides of the street, with preference for soil cells to provide the needed soil volumes under sidewalks.
- Provide direct connections to adjacent public spaces, including design continuity between City Hall plaza and Temperance Street,
- The shared street treatment should be prioritized between Church Street and King Street, linking City Hall with Bowmanville’s main street. This streetscaping can be extended to link Rotary Park and Wellington Street.



**Figure 29:** Temperance Street as Shared Street





**Figure 30:** Shared street designs provide pedestrian-oriented streetscaping elements across the entire right-of-way, from building face to building face. While accommodating vehicles and/or parking, the shared street design prioritizes active transportation. It can be closed to vehicular traffic during events or seasonally, providing a flexible urban plaza for gathering and activities.

## 5.2.4 Streets with Active Transportation Links

Many streets in the Bowmanville East Urban Centre are planned for active transportation links. This means that cycling is encouraged. The design configuration will need to be determined through further study, for example, whether uni- or bi-directional cycle tracks, multi-use paths, or signed bike routes are most appropriate. It will be important to also maintain generous pedestrian clearways on these streets; space for active transportation facilities is preferred to come from the vehicular zone through a 'road diet.'

- Prioritize separated and protected cycling facilities with buffering to vehicular traffic inclusive of grade differential and spatial separation.
- Ensure signage and pavement markings clearly identify cycling zones, including, at intersections, both cycling and pedestrian crossings.
- Provide cycling signalization where warranted, for example at major streets with high traffic volumes.

- Ensure continuity and safe turn movements between other cycling facilities and off-road trails.



**Figure 31:** Example of on-street painted bicycle lanes with bike boxes and cross-ride.



**Figure 32:** Example of a protected bicycle facility, separated by physical buffers to the vehicular and pedestrian portions of the right-of-way.

## 5.3 Public Open Spaces

There is a diversity of existing and planned public spaces within the Bowmanville East Urban Centre that will create a wide range of recreational opportunities. Public spaces will be linked by the street system to create an interlinked public realm network.

New public open spaces may be publicly owned, or they may be Privately Owned Public Spaces (POPS), at the discretion of the Municipality of Clarington. The following guidelines apply to both; there is no difference in design intent based on ownership.

- Creating strong linkages to Temperance Street, on each side of the Clarington Museum and Archives (62 Temperance Street), with outdoor walkways incorporating a shade structure, seating, public art or other landscape elements.

### 5.3.1 General Public Space Guidelines

- Open Spaces should be visible to and accessible from adjacent streets.
- Sidewalks, trails and multi-use paths should provide direct connections to open spaces.
- Viewing opportunities to the Natural Heritage System should be provided.
- Apply Crime Prevention Through Environmental Design principles.

### 5.3.2 Civic Green Parks

Rotary Park is a traditional green civic park that provides a multi-functional green space for the community, and includes walking, seating, viewing, covered areas, lawn areas, decorative landscaping, and trees. Rotary Park provides access to the Bowmanville Creek Valley at the southern end of Temperance Street. At the northern end of Temperance Street, the green area around the Clarington Museum and Archives has a similar character, with walking, seating, picnic, landscaping and treed areas. Together, these Civic Green Parks anchor each end of the Temperance Street spine.

- Maintain the green character through extensive soft surface and planted areas.
- New amenities and facilities should be compatible with their passive recreational character.
- Consider enhancements to the Clarington Museum and Archives, such as:
  - Expanding amenities by providing, seating, additional pathways, a pavilion, interpretive signage, or small games; and



**Figure 33:** Enhanced pedestrian walkways along the Clarington Museum and Archives building can link Temperance Street with the open space amenities interior to the block.

### 5.3.3 Public Squares and Parkettes

As the Bowmanville East Urban Centre intensifies, it is important that new public open spaces are provided to keep pace with the growth of new residents, employees and visitors. Public Squares and Parkettes will be the primary new public open spaces, located and designed in conjunction with new development.

Public Squares and Parkettes are small open spaces that have a concentrated variety of amenities within them that attract a full range of users. They are more urban in character than typical suburban parks, and will be sprinkled throughout the highly walkable urban fabric. They complement surrounding retail and residential uses by providing a place for those uses to spill out into in the form of both passive recreation and small-scale active recreation. Public Squares and Parkettes will range in size and amenities based on the size of development. It is a goal to provide a large Public Square or Parkette within each Character Area as a focal point. Other Public Squares and Parkettes will be provided in conjunction with development at the discretion of the Municipality of Clarington.

- In the Bowmanville East Urban Centre, Public Squares will typically range from approximately 400 square metres to 3,500 square metres, and may be up to 10,000 square metres. Parkettes will range from 5,000 to 10,000 square metres.
- Public Squares and Parkettes should have a minimum frontage of 20 metres along public streets. Larger Public Squares and Parkettes should have longer street frontages. Generally, the ratio of street frontage to depth should not exceed 1:1.5. An exception to this ratio would be a linear Parkette that connects multiple development blocks with a continuous public realm experience.
- Adjacent uses should address the Public Squares and Parkettes with a frontal appearance inclusive of windows and doors. Public Squares and Parkettes shall not be located adjacent to loading areas, garbage areas or blank walls.
- Public Square and Parkette design should consider or be inclusive of the adjacent public right of way.
- Prioritize locating Public Squares and Parkettes in locations that receive sunlight in the afternoon hours during shoulder seasons.

- Public Squares that are located along King Street and are the focal points of Character Areas should be located with a minimum of 30 metres of frontage along King Street where possible.
- At a minimum, Public Squares and Parkettes should provide trees, seating, a hard surface walkway or plaza area, waste/recycling receptacles, bicycle facilities, lighting, and at least one other amenity. Larger Public Squares and Parkettes will provide more amenities.
- Public Squares and Parkettes should incorporate a range of active and passive recreational amenities, such as Multi-Use Paths, children's play structures, multi-purpose play courts, water play, shade structures, gathering areas, public art, and/or unprogrammed flexible space for patios or small events.
- Features and amenities within specific Public Squares and Parkettes will vary depending on need and context. Consider providing alternative amenities to those of nearby existing and planned Public Squares and Parkettes so there is a diversity of options within the Bowmanville East Urban Centre.
- Public Squares and Parkettes should provide direct connections to street sidewalks, trails, Multi-Use Paths, and all adjacent building entrances.
- Public Squares and Parkettes should incorporate special paving treatments at formal entries, seating areas, and patio/event spaces.

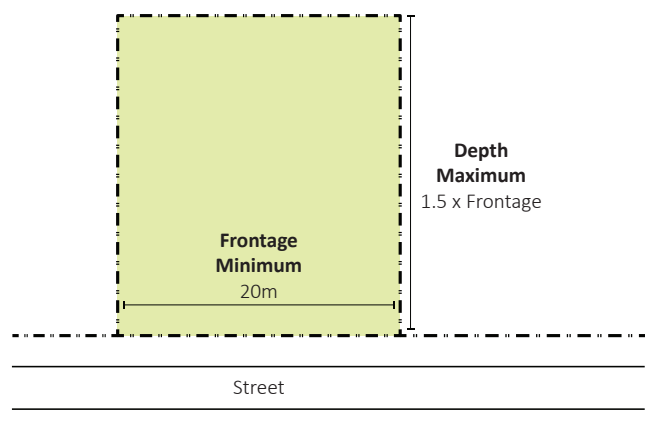
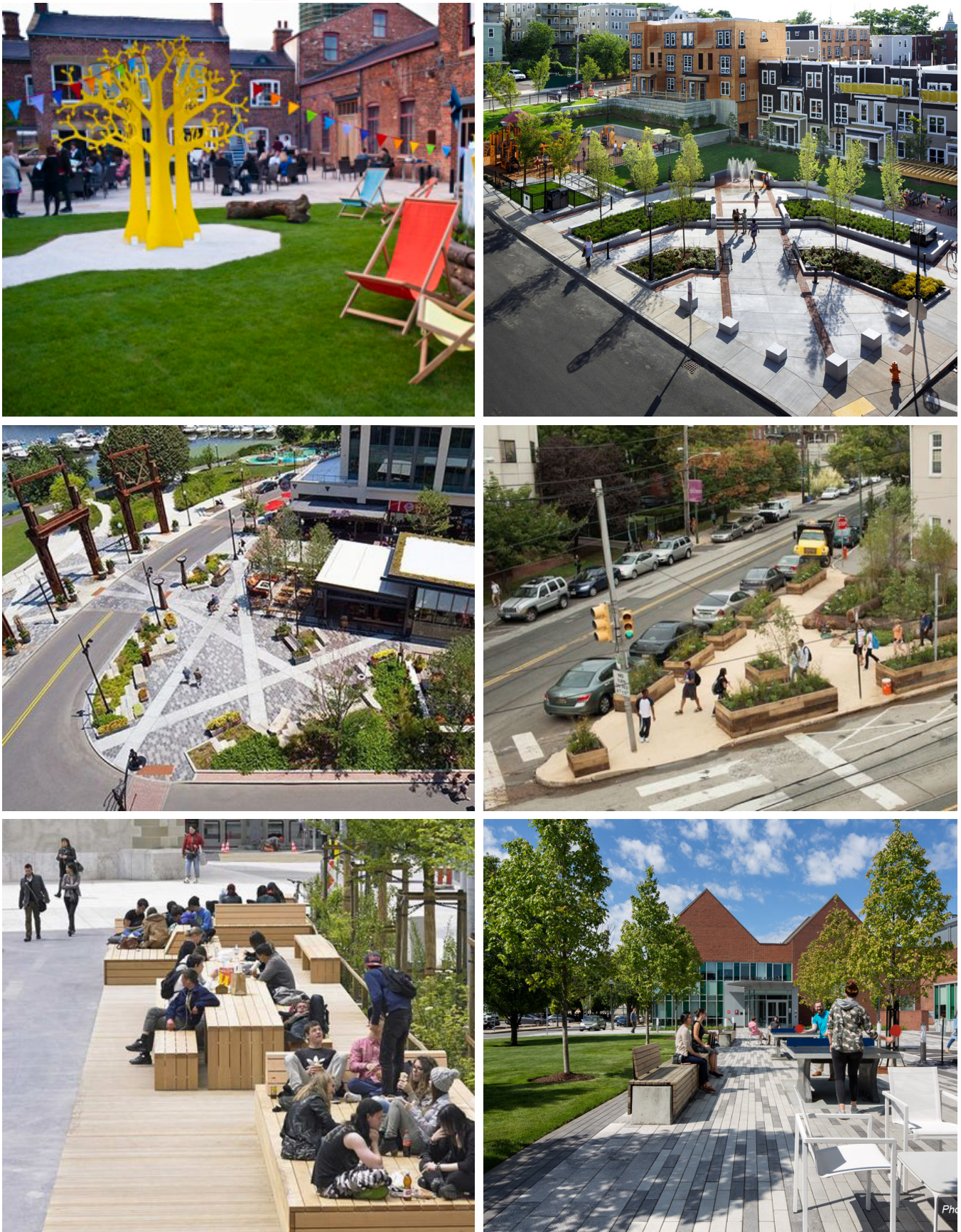


Figure 34: Parkette Diagram



**Figure 35:** Parkettes and Public Squares will have a variety of shapes, sizes and locations, and their design and amenities should respond to their adjacencies. In retail contexts, they should include flexible plaza spaces, seating, and public art. In residential contexts, they will be more passive with a higher proportion of green space.

## 5.3.4 Slivers and Connections

The Bowmanville East Urban Centre is an urban setting that prioritizes walkability, and there will be many small public open spaces that complement the primary open space system, such as mid-block connections, sliver parks, forecourts, courtyards, mews and other micro spaces. These types of spaces will be provided where the size of development, and therefore the corresponding size of the public realm, is small. They have a variety of functions, including as miniature Parkettes, as enhancements to the public right of way (e.g. wider sidewalks, additional street trees), providing finer grain pedestrian movement, or as moments of landscaped beauty.

- Adjacent uses should address Slivers and Connections with a frontal appearance such as with windows or doors.
- Slivers and Connections should provide a clear link with or extension of the adjacent public right of way.
- Provide appropriate surfaces and landscaping. Generally, their small size will require a hard surface that functions as an extension of the sidewalk.
- Where space permits, provide trees and seating. Consider additional amenities such as public art, shade structures, and planting beds.
- Ensure clear sight lines and path of travel to all adjacent building entrances and the public sidewalk.
- Planting and amenities should have a consistent design, landscape and material palette with the adjacent right of way or public space.
- Ensure Slivers and Connections are adequately lit by pedestrian scale lighting or from the surrounding streets.





**Figure 36:** Forecourts and sliver parks can augment the sidewalk by providing small places to sit or gather.



**Figure 37:** Courtyards and interior block spaces can provide a quieter form of public space. They should be visible and accessible from the surrounding street network.



**Figure 38:** Mid-block connections provide pedestrian porosity through the centre of blocks and can be small amenity spaces in themselves.

## 5.4 Multi-Use Paths

Over time, a network of shared pedestrian/cycling routes may be implemented in the Bowmanville East Urban Centre in the form of Multi-Use Paths. Their function is to enhance active transportation within the Urban Centre and to adjacent active transportation systems. Multi-Use Paths may be located within road rights-of-way, or within public open spaces such as the valley lands. They complement the street network.

- Multi-Use Paths should be planned and located to extend the active transportation network beyond the existing street network including frequent connections with the street network.
- Separate Multi-Use Paths from vehicular travel through horizontal and/or vertical offsets.
- Multi-Use Paths should be a minimum of 3 metres in width.
- Ensure the surface of Multi-Use Paths is a hard surface, with continuous flush grading at intersections and driveways.
- Ensure street crossings are marked and signed.

- Provide trees and landscaping on both sides of Multi-Use Paths, space permitting.
- Where Multi-Use Paths are located adjacent to pedestrian-only zones such as sidewalks or public open spaces, ensure there is appropriate separation and buffering, including design elements such as tactile paving, bollards, planting, buffer strips, signage, pavement markings, and/or small grade separations (e.g. raised curb).



**Figure 39:** Multi-use paths can be provided in the valley land areas, incorporating amenities such as seating, shelters and lookouts.



**Figure 40:** Multi-use paths along rights-of-way should be separated from vehicular travel lanes, for example, by planting buffer and grade shifts.

## 5.5 Schools

The Bowmanville East Urban Centre is well served by schools that are within or immediately adjacent to it, which can be reached easily on foot. As the population continues to grow, there may be a need for additional school space, either within the existing sites or in a new site. As an intensifying downtown, it is anticipated that additional school capacity within the Bowmanville East Urban Centre will take on an urban character. School sites and buildings will be designed to have a compact footprint, and may be mixed vertically or horizontally with other compatible uses. The following guidelines are primarily intended for new school sites in a mixed-use context.

- Schools shall be located within a 5-minute walking distance to most residents. Locations south of King Street are preferred, where they will have better spacing from the existing schools to the north of the Bowmanville East Urban Centre.
- School sites will be compact and may consider shared uses, such as co-location with public parks to share facilities, and/or shared parking.
- Schools shall be accessible by various modes of transportation, including transit, walking and cycling. School bus drop off zones, if required, should minimize space needs, such as by being located along public streets as layby lanes.
- School sites and adjacent streets should prioritize pedestrian and cycling access and safety through:
  - Visibly marked and signed bicycle routes and pedestrian crosswalks, with appropriate lighting; and,
  - Visibly marked pedestrian crosswalks with appropriate lighting and signage.
- Multi-storey school buildings are preferred, to provide compact footprints that minimize space usage. They may be integrated with other uses and development, such as within the podium level of residential buildings.
- School buildings shall have one or more dedicated, highly visible and well-articulated entrances facing public street(s) for the exclusive use of the school. Entrance design shall provide for student comfort and amenity through:

- Large canopy or other weather protection over the main doors;
- Forecourt space for student gathering, including seating and planting; and,
- Proximity and direct sidewalk connection to bus drop off and/or transit.



**Figure 41:** Urban-scaled mixed-use schools. Precedents: Crosstown Elementary School in Vancouver and Jean Lumb Public School / Canoe Landing Community Centre in Toronto

## 6.0 Natural and Cultural Heritage

### 6.1 Natural Heritage/Valleyland

The Bowmanville Creek is the primary natural feature within the Bowmanville East Urban Centre boundary. It will function as the primary passive recreational resource for the community, providing a place to walk, sit, enjoy nature and escape from the urban environment. There is a tributary of Soper Creek within the eastern edge of the Bowmanville East Urban Centre boundary, which provides connectivity to the main Soper Creek Valley. The Soper Creek tributary has a similar, though lesser, role as Bowmanville Creek.

- Provide visual and physical connections to the creek valleys from adjacent sidewalks, trails and active transportation facilities.
- Provide seating and viewing opportunities along trails within the valley areas.
- Existing healthy native vegetation and natural areas should be preserved. Areas with degraded environmental conditions should be restored.
- Planting within the valleys and their buffers should be native, non-invasive and self-sustaining with a priority to habitat creation.
- Adjacent development should match grades between properties to minimize retaining wall requirements.

#### Bowmanville Creek

- Extend the existing trail within the valley to the north with, at King Street, a direct connection to the King Street multi-use trail.
- Provide a major new trail connection to Bowmanville Creek from the Goodyear Lands Character Area, with a bridge crossing of the creek.

### 6.2 Cultural Heritage

These guidelines inform the design of new structures on or adjacent to properties of heritage value. The principles and objectives are applicable to all scales, from additions to low rise residential buildings to the significant redevelopment of large sites incorporating one or more heritage buildings.

The principles of design exhibited by historic buildings can be separated from the style of their architectural expression and detailing. The following guidelines do not promote the mimicry of historic styles. Contemporary building expressions are preferred for their ability to be compatible with heritage resources, as they avoid being derivative, and their materials and detailing contrast, thus emphasizing the unique qualities of the heritage resource.

- New development shall not destroy historic materials, features, and spatial relationships that characterize a property or site.
- New development should be visibly differentiated from the old, achieving compatibility primarily through harmonious scale, massing, façade articulation and materiality.
- New development shall reference the street wall height of adjacent heritage buildings by matching street wall heights or by providing a strong cornice line or other datum line in the façade design.
- New development shall reference the heights and proportions of adjacent and surrounding heritage buildings in:
  - First floor height;
  - Sign band height;
  - Window height, size and proportion in the street wall;
  - Entrance frequency, position and height; and,
  - Vertical rhythm in the street wall as articulated in architectural bays, window alignments, or columns.
- New development should provide a minimum 10 metre setback or step back to existing, distinct architectural features such as towers and cupolas.



**Figure 42:** New development references datum lines in the heritage building, including roof lines, eave lines, and vertical proportions. The new development creates a sense of separation and distinctness from the heritage building through a recess (shadow line) where it is joined, and by using a distinctly different material (glass).



**Figure 43:** The heritage building reads as a distinct expression while being framed by new development that has similar massing and articulation.



**Figure 44:** New development maintains a similar street wall height as the heritage building, with taller elements of the new development stepped back. The rhythm of punched windows with vertical orientation references the heritage facade. Where they join, the recess and high quality but contrasting materials does not compete with the heritage building, and allows each to contribute to a high quality street frontage.



**Figure 45:** Taller components of new development are stepped back from the primary heritage facade.

## 7.0 Character Areas

### 7.1 Goodyear Lands Character Area

The Goodyear Lands Character Area will be a new mixed use district within the Bowmanville East Urban Centre, replacing a former industrial use. In contrast to the broader Urban Centre, the streets, blocks, and public spaces of the Goodyear Lands Character Area will be created from scratch. This affords the opportunity to implement best practices for urban design and placemaking. New development shall have regard for the design guidelines in this document, with a particular focus on:

- Creating a safe, attractive, and connected public realm that comprises the street network, new public open spaces, and the Bowmanville Creek.
- Maximizing connectivity between the Goodyear Lands Character Area and the existing urban fabric.
- Ensuring streetscapes and new public open spaces have a high quality of design inclusive of paving, seating, street furniture, lighting, and planting.
- Establishing a pedestrian scaled street wall, with active uses facing all public streets and spaces.
- Providing a distinct sense of character within the precinct, inclusive of landmark elements in the built form or landscape.

A demonstration plan has been prepared to illustrate how the design guidelines could be applied to the Goodyear Lands Character Area.

The following guidelines provide additional design requirements specific to the Goodyear Lands Character Area.

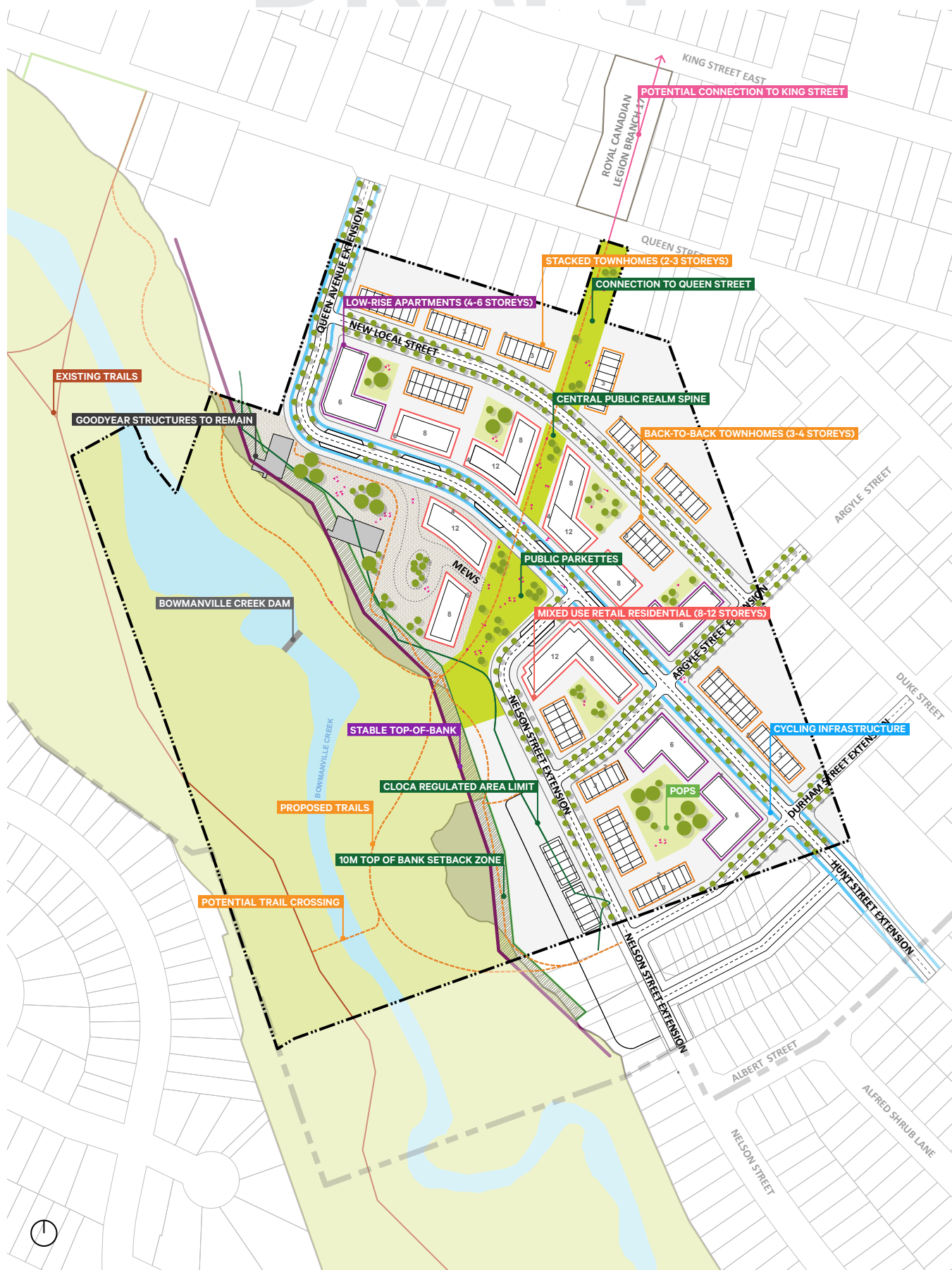


Figure 46: Demonstration Plan for the Goodyear Lands Character Area

## 7.1.1 Street and Block Network

- Create a grid network of new streets that provides connectivity throughout the Goodyear Lands Character Area, including providing access to the Bowmanville Creek.
- Link new streets to Queen Avenue, Hunt Street, Nelson Street, and Durham Street.
- Prioritize the safety and experience of pedestrians within the streetscape design by providing:
  - a minimum 2.0 metre pedestrian clearway on both sides of the street;
  - street furniture distributed throughout the district inclusive of seating and bicycle lock up;
  - street trees on both sides of the street, ensuring 30 cubic metres of soil volume per tree; and,
  - crosswalks at all intersections.
- Provide cycling facilities within the Goodyear Lands Character Area that provides continuous links from north to south, including to the Bowmanville Creek valley.



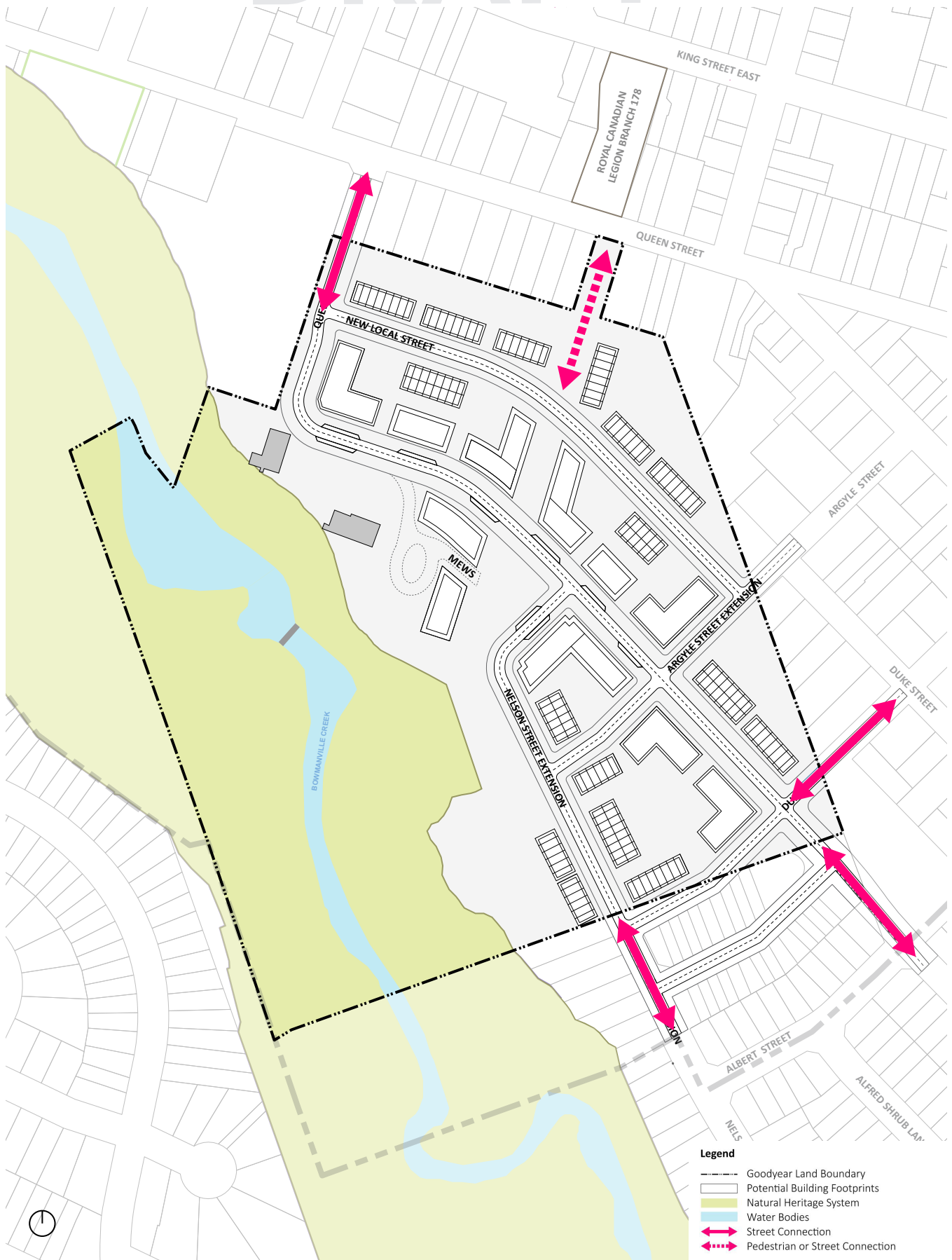
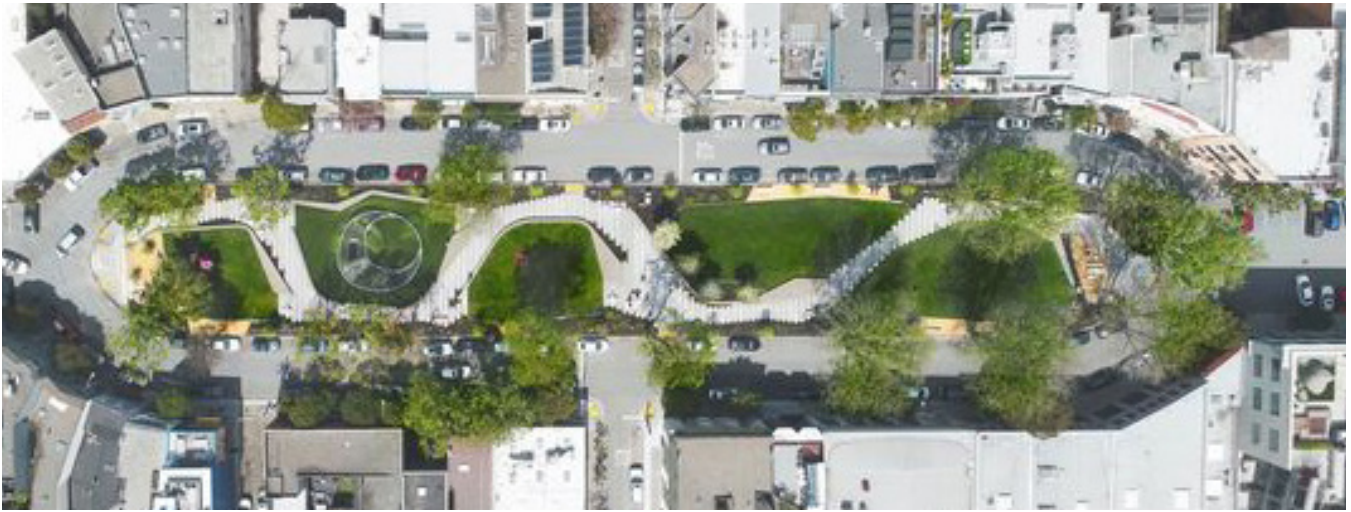


Figure 47: Goodyear Lands Character Area Location for New Connections

## 7.1.2 Parks and Open Space Network

- Create a central public realm spine linking Queen Street, via Devitts Lane, to the Bowmanville Creek valley. The spine can take a variety of forms such as promenades along streets or lanes, wide mid-block connections, one or more linked Parkettes, or a high quality shared street. Design characteristics shall include the following:
  - Provide a continuous pedestrian and cycling connection within the spine, linking the sidewalk on Queen Street with the trail in the Bowmanville Creek valley;
  - Provide amenities along the spine such as seating, public art, patio spaces, and children's play; and
  - Create a larger Parkette at the terminus of the spine adjacent to the Bowmanville Creek valley, with a trail head to the valley trail.
- Provide placemaking within the public realm that celebrates the site's heritage through interpretive signage and landscape elements.



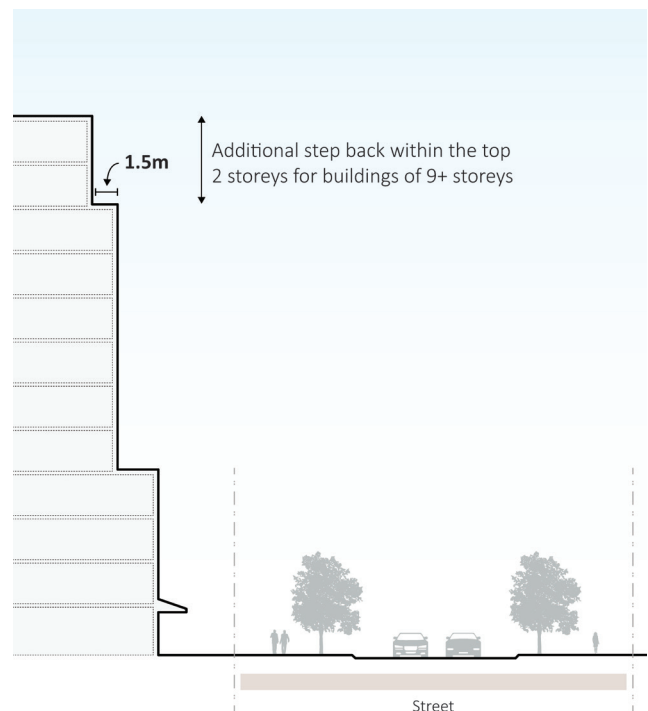
**Figure 48:** Examples of linear public spaces that have a variety of amenities including passive recreation, playgrounds, plazas and seating.



**Figure 49:** Placemaking elements within the public realm can celebrate the industrial heritage of the Goodyear Lands Character Area by landscape references to former artifacts and uses, and by interpretive signage.

## 7.1.3 Built Form

- Building heights should be tallest nearest the Bowmanville Creek valley, in the centre of the site. Building heights shall decrease towards existing low-rise residential. Buildings, or portions thereof, within 30 metres of existing low-rise residential should generally be a maximum of 3 storeys in height. Note this does not apply along the southern edge of of the Goodyear Lands Character Area, where a future development, adjacent to the Goodyear Lands, will provide a transition to the existing low-rise residential.
- Increased building heights above that permitted by the Secondary Plan may be considered, provided that taller development:
  - Is located near the Bowmanville Creek valley, away from nearby existing low rise neighbourhoods;
  - Does not have significant visual, privacy or shadow impacts on existing neighbourhoods;
  - Is of exceptional design quality, with landmark architectural treatment; and,
  - Provides enhanced public realm benefits such as plazas, mid-block connections, parkettes, public art and/or community amenities such as daycare or community space.
- Buildings shall face all new streets and public spaces internal to the Character Area (i.e. all open spaces except the Bowmanville Creek Valley) with a frontal expression inclusive of windows, doors, balconies, stoops, and other architectural elements.
- A minimum of 50% of the Bowmanville Creek valley shall be visible to and accessible from new public roads, without building frontage.
- Provide retail and/or commercial opportunities at the heart of the neighbourhood, clustering around the principal street(s) and public spaces including the spine.
- In addition to the stepback requirements of these Guidelines, buildings within the Goodyear Lands Character Area of 9 or more storeys in height should incorporate an additional 1.5 metre minimum step back within the top two storeys where they face public streets or public spaces.



**Figure 50:** Additional Step-back for Tall Buildings within the Goodyear Lands Character Area

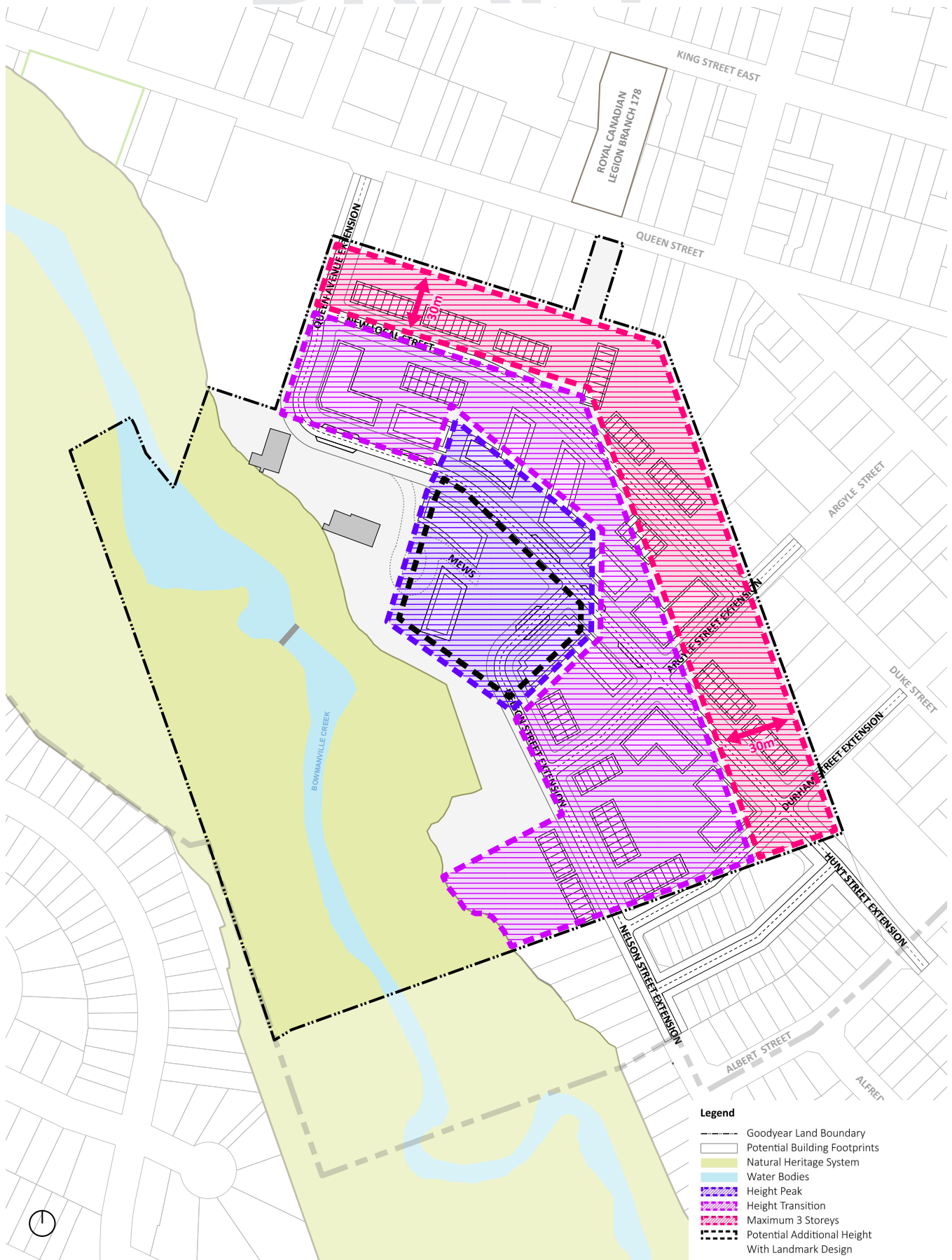


Figure 51: Goodyear Lands Character Area Building Heights and Transition

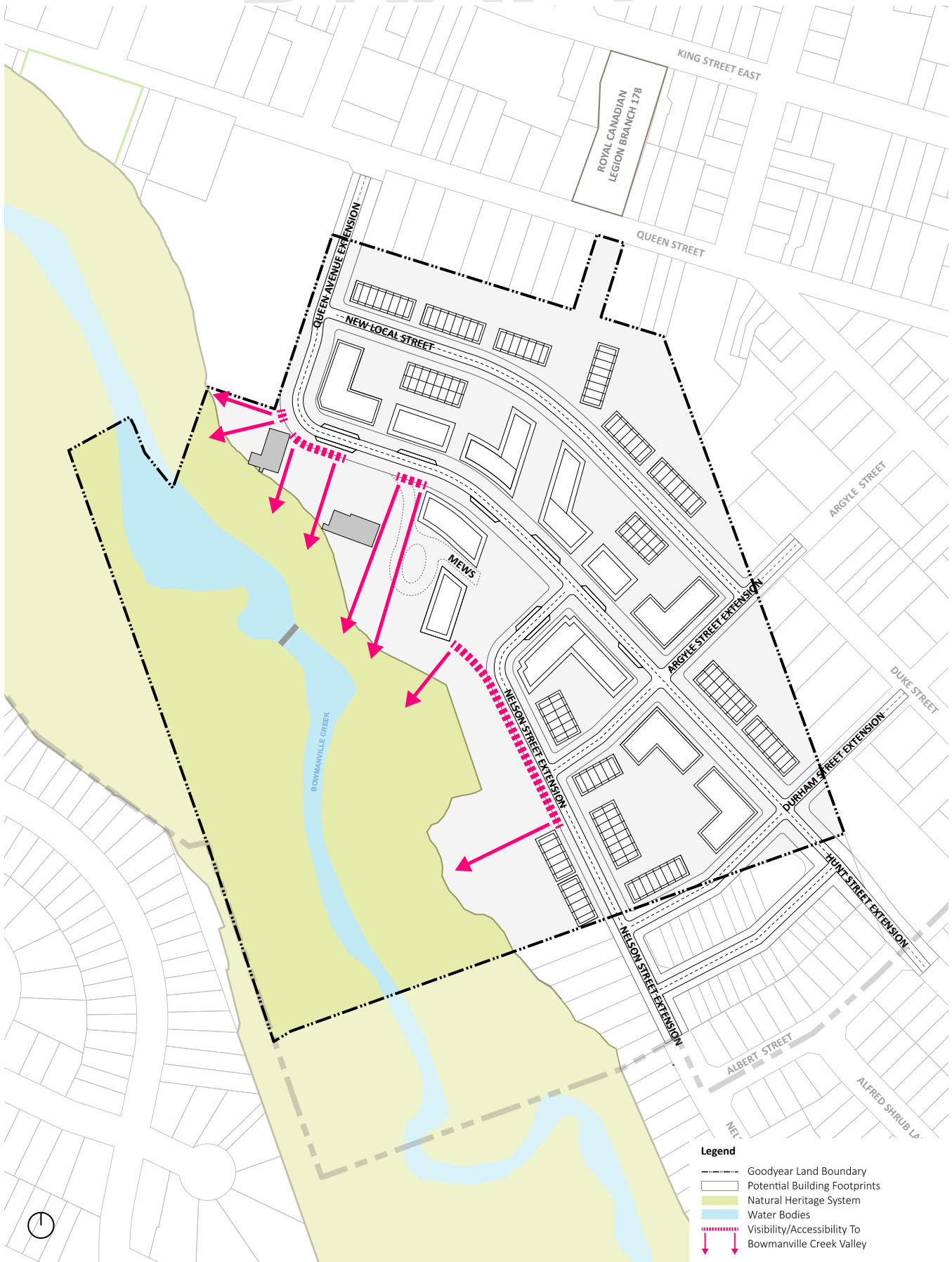


Figure 52: Goodyear Lands Character Area Bowmanville Creek Valley: Minimum 50% Visibility and Accessibility

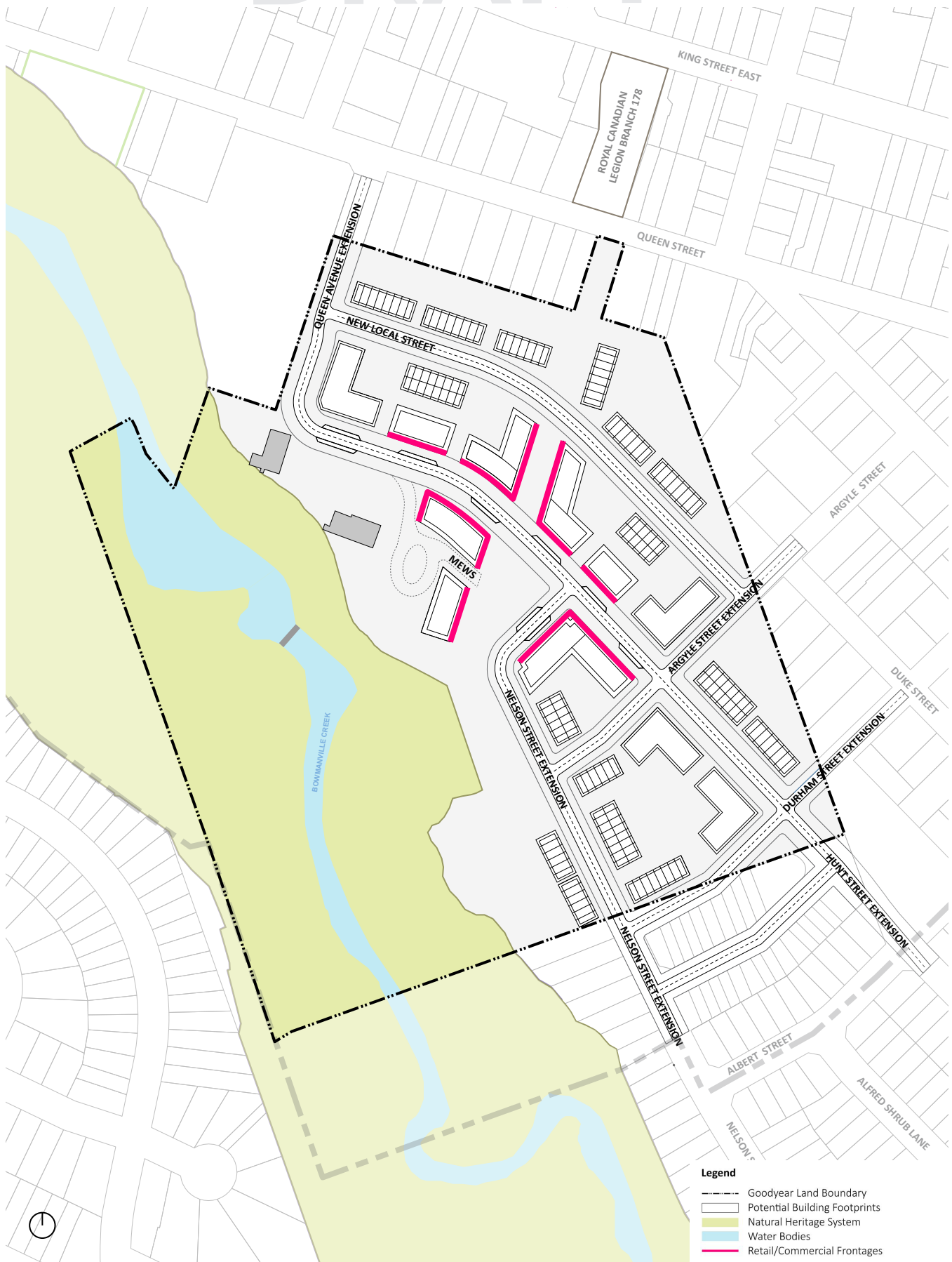


Figure 53: Goyear Lands Character Area Retail/Commercial Frontages

## 7.2 Residential Neighbourhoods Character Area

The following guidelines apply to significant changes to sites within the existing Residential Neighbourhoods Character Area, including infill redevelopment, replacement dwellings, major additions, additional dwelling units on a lot, and major façade remodeling. New development in Residential Neighbourhoods Character Areas shall have regard for the general design guidelines in this document and the Clarington General Architectural Design Guidelines.

### 7.2.1 Siting and Organization

- Buildings should be placed in relation to the streetscape and immediate neighbours. New development should have a set back consistent with the predominant set back along the street.
- Generally, locate new development close to the street edge to frame streetscapes.
- Site new development to preserve existing trees.

### 7.2.2 Building Design and Articulation

- Ensure the massing of new buildings is generally consistent with the massing of other buildings along the streetscape as seen from the street edge. Taller building elements should be located with greater set back from the street edge.
- Building massing and architectural design should reference the architectural treatment of existing buildings along the streetscape or in the immediate neighbourhood. The objective is to ensure new development is compatible with existing buildings by incorporating similarities in design language, not to replicate existing buildings. Building references can include similarities in:
  - Building shape;
  - Roof lines and profile;
  - Principal massing elements such as bays, projections, floor heights, and entrance treatments;
  - Architectural features such as porches, stoops, chimneys, columns, frieze boards and other details;
  - Datum lines such as cornices, base courses, bays, and window alignments;
  - Proportions; and,
  - Materials.

### 7.2.3 Vehicular Access and Parking

- Parking, including garages, should be designed and located to minimize their impact on the streetscape. Parking should be located at the side or rear of principal buildings.
- Front-facing garages attached to the main building should not occupy more than 50% of the building's width.
- Driveways should be located and spaced to reinforce the rhythm of the streetscape including the ability to provide street trees in the boulevard.





**Figure 54:** The multi-unit infill building (right) maintains the street character through similar setback to the the existing homes. Taller elements of the infill building are located at the corner, and parking is located behind the building.



**Figure 55:** The new dwelling, while modern, references many characteristics of the existing buildings along the streetscape including massing, setback, prominent entry, and roof form.



**Figure 56:** This infill project preserves a single detached house while intensifying with row housing that has a compatible scale and character with the existing streetscape.

# DRAFT

## Summary of Technical Background Reports

Report	Key Findings and Next Steps
<p><a href="#"><u>Phase 1 Technical Report</u></a></p>	<p>The Phase 1 Technical Report (April 16, 2019) was prepared by SvN as part of Phase 1 of the project. The report provides an analysis of background conditions, including review of existing conditions, policy and zoning evaluation, analysis of public realm and transportation, municipal servicing, sustainable development and affordable housing. Public engagement feedback gathered from Phase 1 of the project was summarized into a series of key messages. The outcomes of this review, including public engagement feedback, informed the issues and opportunities, identification of key project areas, and creation of a redevelopment concept for the Bowmanville East Urban Centre area in Phase 2.</p>
<p><b>Existing Conditions Reports</b> (Available on request)</p>	<p>Separate existing conditions reports were prepared by AECOM for the Bowmanville East Urban Centre (February 25, 2019) and the Goodyear Lands (September 16, 2020). The report provides an analysis of existing servicing infrastructure for the Bowmanville East Urban Centre and the Goodyear Lands. A summary of the findings is below;</p> <p><b>Bowmanville East Urban Centre</b></p> <p>The study area is currently serviced by a mature sanitary sewage collection system consisting of local sewers being less than 375mm in diameter and trunk sanitary sewers being equal to or greater than 375mm in diameter. Investigations of the capacity of the existing sanitary sewer within identified Drainage Areas found that sanitary pipes at the downstream end of the service area have existing excess capacity.</p>

The study area is currently serviced by a network of local watermains, generally 300mm in diameter and less, and 400mm diameter feeder mains located along King Street, Scugog St north of King St, Division Street from the water tower south to Queen St and extending further south through the Goodyear Lands.

### **Goodyear Lands**

The project team has no formal records of how the Goodyear Lands are currently serviced. Based on a review of the Regional Sanitary Sewage Collection System plans, it is assumed that site is currently serviced by the existing 300mm sanitary sewer located on Queen Street. The Queen Street sanitary outlets to the Region's trunk sanitary sewer system located on Ontario Street. The Goodyear Lands are located in close proximity to the Region's trunk sanitary sewage collection system located on Ontario Street and along the west side of the Bowmanville Creek. The servicing options for the development of the Goodyear Lands are either to provide a sanitary sewage pumping station and connect to the existing sanitary sewer on Ontario Street, or to connect to the existing trunk sanitary sewer along the west side of the Bowmanville Creek by means of a trenchless water crossing of the creek.

The former Goodyear lands has an existing 400mm feeder main located along the north and east boundary of the site. Linear infrastructure upgrade needs to facilitate the delivery of an adequate water supply to future development on the site will be minimal. Consultation with the Region will be completed to understand any constraints related to storage and treatment

	<p>needs and the timing of any such improvements to the Region’s water supply system.</p> <p>The project team has no formal records of the existing private storm sewers that may service the existing lands. Regardless, the existing system, if one exists, would likely be deemed insufficient to service the re-development of the lands. The re-development of the former Goodyear lands will provide an opportunity to provide a new storm sewer system and any necessary quantity / quality control measures as prescribed by the Central Lake Ontario Conservation Authority (CLOCA).</p>
<p><a href="#"><u>Phase 2 Technical Report</u></a></p>	<p>The Phase 2 Technical Report (April 21, 2023) was prepared by SvN as part of Phase 2 of the project. The report provides an overview of work completed in Phase 2 of the project, including the redevelopment concept for the Bowmanville East Urban Centre, results of public engagement activities, summary of technical reports, preliminary policy directions and next steps. The preliminary policy directions emerged based on outputs from Phase 1 and Phase 2 work, including the establishment of five character areas, streamlined land uses, height and built form that allows the tallest buildings within the East Business District and Goodyear Lands, and improvement to the public realm and active transportation network.</p>
<p><a href="#"><u>Goodyear Lands Transportation Impact Study</u></a></p>	<p>The Goodyear Lands Transportation Impact Study (November 2023) was prepared by AECOM as part of Phase 2 of the project. The report assesses the existing traffic conditions in the vicinity of the Goodyear Lands, forecasts future traffic volumes associated with the new land use, assess the future operations at intersections in the vicinity of the subject lands, and identify</p>

operational concerns, safety concerns and any required mitigation measures where appropriate.

The TIS conducted traffic operations analysis for both existing and future conditions. Due to the existing built form and its limited space for significant intersection improvements, no network modifications beyond those already planned and discussed were implemented into the modeling. The analysis showed generally worsened operations throughout the network as a result of the significant increase in population and employment in the Secondary Plan Area.

Due to the significant growth anticipated, several of the key signalized intersections along the King Street and Liberty Street corridors will begin to see at-capacity conditions, characteristic and consistent with a dense and mature urban environment. This is generally anticipated to lead to increased use of the area local road network, as vehicles are encouraged to shift to more direct minor streets to avoid the capacity issues. The TIS concludes that despite some of the operational and capacity concerns identified in the assessment, the development of the Bowmanville East Secondary Plan area reflects a more sustainable development program and provides an opportunity to encourage a new lifestyle for residents and workers with the implementation of major transit improvements (i.e., DRT PULSE service, Bowmanville GO Station, etc.) and an expansion of the active transportation network.

In general, the build-out of the Goodyear Lands does not significantly affect the road network operations compared to those in the Future Background Conditions resulting from the anticipated build out of the Secondary Plan study area.

	<p>The TIS recommends additional transportation review and study as development comes to fruition, including additional transportation and traffic impact studies as part of the development approvals for process for submitted Draft Plans for Subdivision and Site Plans. In addition, future coordination with Durham Region Transit is encouraged in order to monitor future service demand needs, plan for transit routes along arterial and collector roads, and ensure that sufficient space is protected for transit stops as part of the road right-of-way.</p>
<p><a href="#"><u>Goodyear Lands Functional Servicing Report</u></a></p>	<p>The Goodyear Lands Functional Servicing Report (December 6, 2023) was prepared by AECOM as part of Phase 2 of the project. The report provides guidance on the provision of water, wastewater and stormwater infrastructure required to service the Goodyear Lands. The functional servicing analysis was undertaken on the basis of the Demonstration Concept Plan developed by SvN.</p> <p>Regarding water servicing, the analysis found that there were no general concerns with providing a sufficient supply of water to the Goodyear Lands, given the site has a 400mm feedermain located on it. Pending the ultimate location of the proposed building footprints, there may be a need to assess during the development approvals stage whether relocation and/or other protective measures would be required.</p> <p>Regarding wastewater servicing, the analysis found that the Region do not have any sanitary capacity design sheets that they have confidence in for assessing capacity of the existing collection system. The Region’s expectation is that a new sanitary sewer along Hunt Street, south of the Goodyear Lands,</p>

is required to service the Goodyear Lands and other development that may contribute to the sanitary sewer along Hunt Street. The report recommends that there be a detailed assessment of capacity of the Hunt Street sanitary sewer undertaken during the development approvals process to determine if external improvements are required to service the Goodyear Lands. The Region of Durham has advised they are preparing a sanitary model for this area and as such the tools will be available in the future to complete an assessment with confidence.

Regarding stormwater servicing, the analysis identifies the need for a new stormwater management facility to manage the runoff from the Goodyear Lands. This is recommended to be located at the south west portion of the site and the area is anticipated to be between 0.6 to 1.2 hectares. Modifications to the existing Municipal storm sewer would be required to implement this concept plan, including a potential new facility to treat existing runoff. It is recommended that the Municipality of Clarington and the landowner prepare a Master Drainage Report to determine the preferred solution for the management of runoff from the Goodyear Lands and the broader area currently serviced by the existing stormwater sewer system.