

**Recommended Amendment No. 136
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
- Fiscal Impact Analysis

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:

“17.4.1 The Goodyear Redevelopment Area is approximately 23 hectares of land south of downtown Bowmanville. It is the *site* of the former Goodyear Tire and Rubber Company plant that has operated since 1906 under different ownerships. The closure of the plant provides the opportunity for *redevelopment* of the *site* for non-industrial uses.

17.4.2 The Goodyear Redevelopment Area ~~shall be~~ has been 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.~~

17.4.3 The long term heavy industrial use of these lands will require clean-up or mitigation of any contamination prior to *redevelopment*. *Site* remediation must be undertaken in accordance with Section 3.7.21 and comply with provincial standards appropriate to the types of uses proposed.

17.4.4 New development within the Goodyear Redevelopment area shall conform with the Bowmanville East Urban Centre Secondary Plan. ~~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.”~~

2. 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, inclusive of density and intensification policies of the parent Plan:

i) Bowmanville East Urban Centre Secondary Plan.”

3. 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 (Southwest);
- g) Clarington Energy Business Park;
- h) Brookhill Neighbourhood;
- i) Clarington Technology Business Park;
- j) Foster Northwest;
- k) Southeast Courtice; and
- l) Wilmot Creek Neighbourhood;

4. 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**.