



## Staff Report

If this information is required in an alternate accessible format, please contact the Accessibility Coordinator at 905-623-3379 ext. 2131.

---

<b>Report To:</b>	<b>Planning and Development Committee</b>	
<b>Date of Meeting:</b>	February 1, 2021	<b>Report Number:</b> PDS-008-21
<b>Submitted By:</b>	Faye Langmaid, Acting Director of Planning and Development Services	
<b>Reviewed By:</b>	Andrew C. Allison, CAO	<b>By-law Number:</b>
<b>File Number:</b>	PLN 41.2 & PLN 41.7	<b>Resolution#:</b>
<b>Report Subject:</b>	<b>Courtice and Bowmanville Major Transit Station Areas – Summary of Public Feedback</b>	

---

### Recommendation:

1. That Report PDS-008-21 be received for information.

## **Report Overview**

The land around the future GO Train stations in Clarington is known as a Major Transit Station Area (MTSA). Clarington's two MTSA's will be located within the Courtice Employment Lands Secondary Plan and the Bowmanville West Urban Centre Secondary Plan.

Virtual public information centres were held for both of these projects in the early Fall of 2020.

## **1. Background**

- 1.1 In February 2020, Metrolinx announced the CP Rail line as the preferred route for providing GO Train service to Courtice and Bowmanville. The future GO Train stations and the surrounding lands, known as Major Transit Station Areas, will be located within the Courtice Employment Lands Secondary Plan and the Bowmanville West Urban Centre Secondary Plan. Planning is already underway for both of these secondary plan areas to accommodate the station sites and the surrounding development.
- 1.2 Virtual public information centres were held September 29, 2020 and October 1, 2020 to share with the public how the future GO Train stations fit within the context of these two secondary plans. While virtual meetings were still new to many people at the time, the events were well attended with over 150 participants between both meetings and resulted in useful feedback.

## **2. What We Heard**

### **Courtice Employment Lands and Major Transit Station Area Secondary Plan**

- 2.1 As part of Phase 1 of the Courtice Employment Lands (CEL) and Major Transit Station Area (MTSA) Secondary Plan Staff held a virtual Public Information Centre (PIC) On September 29, 2020. There was a total of 61 people participating who provided feedback through a series of live polls and questions/answers during the online event. The purpose of the session was to re-engage with the community, provide an update on the status of the Secondary Plan and garner feedback on any issues and opportunities related to the lands, from the public's point of view.
- 2.2 In summary, five themes emerged from participants' questions and comments. Participants indicated that the following should be included in planning for the CEL and MTSA:
  - Prestige employment uses as well as mixed-use developments with co-working space;

- Low-rise apartment buildings and stacked townhouses along with mid-rise apartment buildings (6-15 storeys);
- Pedestrian-oriented retail areas;
- Parks and recreation facilities including multi-use trails; and
- Green design features (e.g., secure bike parking and low impact development approaches to stormwater management).

2.3 These themes confirm the communities support for a complete, transit-oriented community, that protects natural features and provides enhanced trail and transit networks. Support was also received for expanding the urban boundary to accommodate appropriate development immediately east of the GO station.

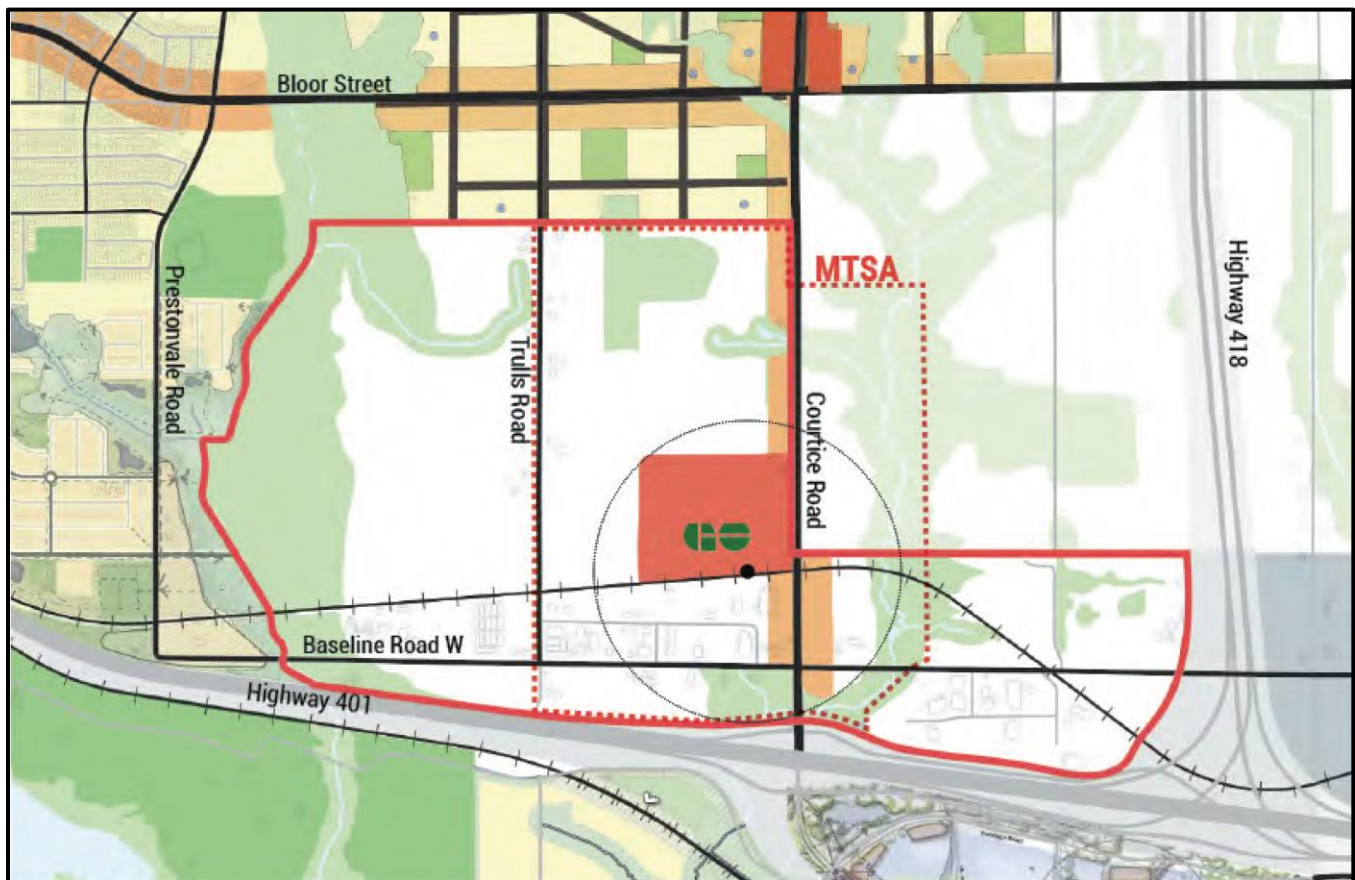
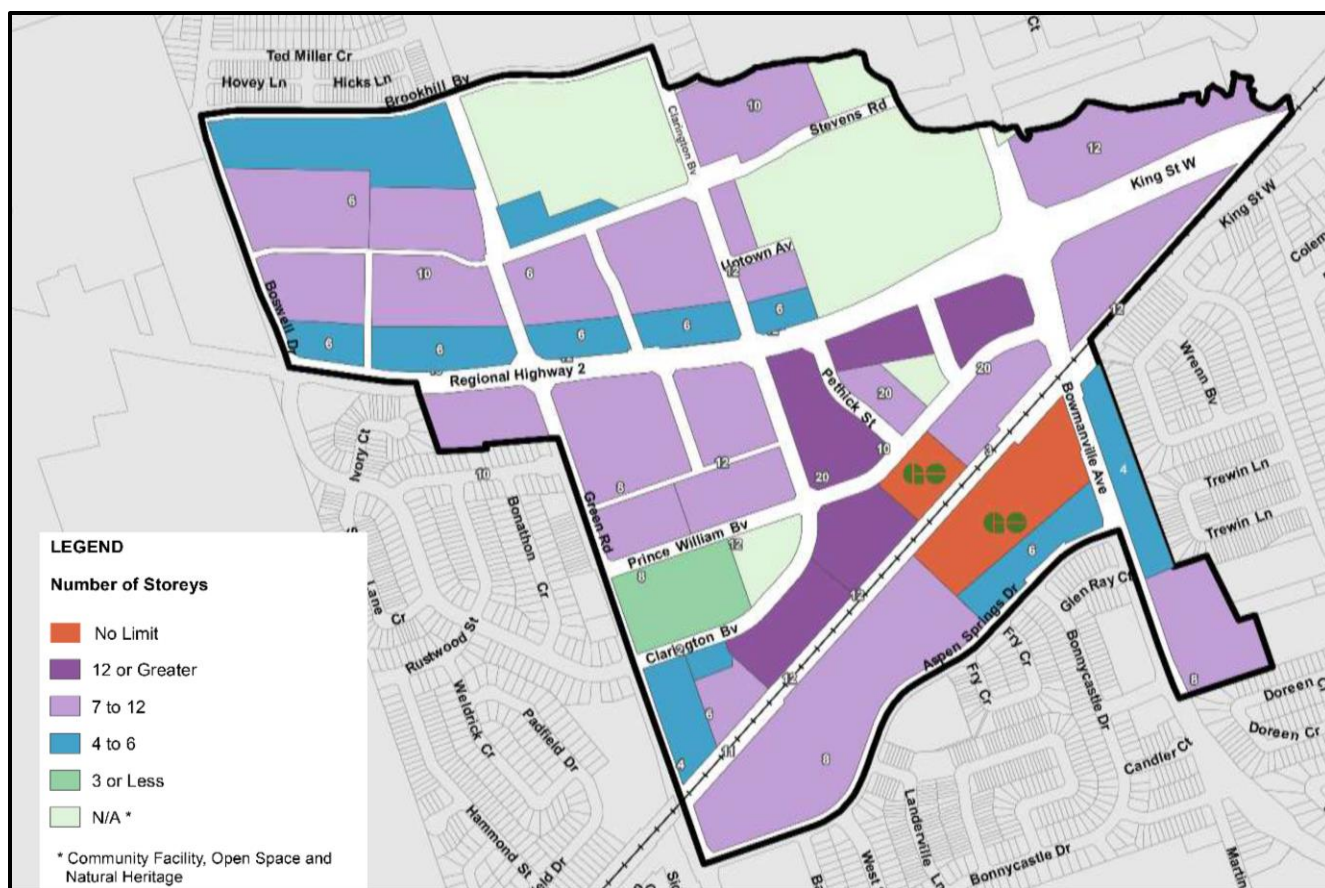


Figure 1 – Courtice Employment Lands – Project Area

**Bowmanville West Urban Centre and Major Transit Station Area Secondary Plan**

- 2.4 A virtual Public Information Centre was held on October 1, 2020, which was attended by a total of 96 participants. The purpose of the session was to present concept plans for Bowmanville West and obtain input for the proposed land uses, building heights, and public realm improvements that would complement the MTSA. The comments received will assist with the refinement of these concept plans and inform the 3D modelling to be completed as part of Phase 2 of this project.
- 2.5 In summary, the feedback received supports the overall vision for Bowmanville West while also highlighting a need to re-evaluate certain areas. Participants understood that taller buildings would be a necessary part of future development and that they should be located in areas where they can transition down in height to the level of the existing homes in the surrounding area. In addition, higher density development needs to be balanced with an appropriate amount of green space and school capacity.
- 2.6 Important points were made about the relationship between the proposed land use plan, densities and the transportation network. Getting people to and from the GO Station while maintaining traffic patterns through Bowmanville West and ensuring pedestrian safety will be vital.
- 2.7 Useful comments were also made that the Secondary Plan should consider accessibility for all ages and abilities. In addition, it was noted that the Secondary Plan needs to have a coherent plan for achieving housing affordability as part of the new development.



**Figure 2 – Bowmanville West – Preliminary Building Height Concept Plan**

### 3. Concurrence

Not Applicable.

### 4. Conclusion

- 4.1 The Planning for Clarington's Major Transit Station Areas, located within the Courtice Employment Lands Secondary Plan and the Bowmanville West Urban Centre Secondary Plan, is ongoing. Public engagement continues to be a key element for sharing information and receiving feedback that will inform the final design of these areas.
- 4.2 It is respectfully recommended that this report and the attached summary documents be received for Council's information.

Staff Contact: Paul Wirch, Senior Planner, 905-623-3379 extension 2418 or [pwirch@clarington.net](mailto:pwirch@clarington.net). Amanda Tapp, Planner II, 905-623-3379 extension 2427 or [atapp@clarington.net](mailto:atapp@clarington.net) Carlos Salazar, Manager, [csalazar@clarington.net](mailto:csalazar@clarington.net)

**Attachments:**

- |              |   |
|--------------|---|
| Attachment 1 | Courtice Employment Lands and MTSA Public Information Centre Summary Report |
| Attachment 2 | Bowmanville West and MTSA Public Information Centre Summary Report          |

**Interested Parties:**

There are no interested parties to be notified of Council's decision.