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### Size of project behind Walmart up from 546 to 967 units

The size of the proposed development behind Walmart in Bowmanville, Clarington, has been substantially increased in both the number of units (from the earlier 546 to 967) and in the buildings' height (from six to 8-12 storeys). The updated 967-unit residential project within the Bowmanville GO Station development area, which includes four apartment buildings (8-12 storeys) and 61 townhouses, along with a 0.49-hectare public park, was proposed during a June 16th Clarington meeting.

A Zoning By-law Amendment was approved in 2022 for a development containing 546 residential units consisting of 62 townhouse units and 4 six-storey apartment buildings with a total of 484 units. Since then, the lands have been identified as being located within Bowmanville's Protected Major Transit Station Area (PMTSA), where Provincial Policy encourages the most growth, said a Clarington report.

It said on October 1, 2024, Modo Bowmanville Urban Towns Ltd., and Modo Bowmanville Towns Ltd. (Kaitlin Group) applied for a Zoning By-law Amendment, followed by an Official Plan Amendment application submitted on February 12, 2025. The proposal consists of four apartment buildings ranging from 8 to 12 storeys in height and 61 townhouses on the subject site.

### Community concerns

The proposal faced pushback during an April 14 public meeting, with residents raising concerns about:

- Building heights and shadow impacts on nearby homes
- Traffic congestion on Brookhill Boulevard and Green Road
- School capacity and neighborhood character

In response, the developer addressed community concerns by reducing building heights near existing neighborhoods and increasing green space. If approved by council, the transit-oriented development would contribute to Clarington's housing targets while serving as an important test case for growth in Bowmanville's Protected Major Transit Station Area, according to the municipality.

Final approval remains subject to a council vote and completion of required agreements, including infrastructure funding for the future GO Station. The project would still need to undergo detailed technical reviews before construction could begin.

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