

# Collingwood Official Plan Update

## Council Presentation

November 23, 2020



The Planning Partnership | urbanMetrics | Plan B Natural Heritage | Plan-It Geographical

Assisted by: BA Group, SCS Consulting Group and Bray Heritage



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# Work Program Overview

## Work Completed to Date

Since the last round of consultation, a number of steps have been completed in the Official Plan Update project:

- Public Workshop #1 (March 2020)
- What We Heard Report
- Online Survey
- 9 Discussion Papers
- Meetings with the Technical Advisory Committee & Department Heads
- Options & Recommendations Report

# Work Program Overview

Phase 1

Project Start-Up

Phase 2

Community Visioning/Information Gathering

Phase 3

Background Analysis/Studies and Issue Identification

Phase 4

Directions/Recommendations < **We are here**

Phase 5

Draft Plan (anticipated early 2021)

Phase 6

Adoption



# Guiding the Official Plan Update – Key Values

It has been made clear that the character and spirit of Collingwood are grounded in several key values. These values will continue to be critical considerations as the project moves forward, particularly through the upcoming draft Official Plan.

- Walkability
- Social inclusivity
- Healthy lifestyle
- Sustainability
- Connectivity
- Quality urban design

# Summary of Options & Recommendations Report

# Levels of Control


The Levels of Control – **Regulate, Manage and Facilitate** – provide an important foundation for the development of options and recommendations. The Levels of Control are linked to the level of flexibility and level of anticipated change to development patterns:

- **Regulate:** Identifies mandatory requirements with little room for interpretive flexibility, using language such as ‘require’, ‘will’, ‘shall’ and ‘must’
- **Manage:** More focused on management and implementing principles with some inherent interpretive flexibility, using language such as ‘permit’, ‘prefer’ and ‘should’
- **Facilitate:** Intended to facilitate positive change that might be more difficult to achieve, using language such as ‘encourage’, ‘desire’ and ‘incent’


# Growth Management

## DRAFT Options & Recommendations Report

### Planning Horizon

- GM Option 1: Keep time horizon at 2031 and update following the County MCR
-  - GM Option 2: Change time horizon to 2041/2046 to be consistent with the PPS and to better link to infrastructure planning; requires growth projections generated by the Town, and County agreement
- GM Option 3: Consider full build out scenario with phasing based on infrastructure; requires growth projections generated by the Town, and County agreement

### Intensification


- GM Option 4: Current approach with required adjustments (**regulate**)
- GM Options 5: More **facilitative** approach with enhanced intensification permissions throughout the Town
-  - GM Options 6: Focus intensification in centres and corridors and reduce need for intensification in existing neighbourhoods; shift to regulation based on height and compatible development, rather than gross density (**regulate/facilitate**)





# Growth Management

## DRAFT Options & Recommendations Report

### Commercial Hierarchy



- GM Option 7: Current approach with required adjustments (**regulate**)
-  - GM Option 8: Recognize the importance of the Downtown, while introducing broader permissions for commercial/other uses throughout the centres and corridors; all commercial designations would become mixed-use; more neighbourhood-scale commercial areas; focus on compatibility (**facilitate**)

### Industrial/Business Parks

- GM Option 9: Current approach with required adjustments (**regulate**)
-  - GM Options 10: More explicit policies addressing employment land conversions which protect lands crucial to the Town's economic development but provide criteria for conversion for other lands (**regulate/facilitate**)
-  - GM Options 11: Simplify hierarchy of employment lands based on character and function, as well as the Town's economic development aspirations (**manage/facilitate**)

# Sustainable Development




## DRAFT Options & Recommendations Report

- SD Option 1: Current approach while adding reference to applicable Town plans/goals, and introducing green building guidelines in the Urban Design Manual (**facilitate**)
-  - SD Option 2: Include encouragement of green building technologies for new development directly in the Official Plan, with the potential for incentives (**facilitate**)
-  - SD Option 3: Include measurable requirements for green building technologies for new development in the Official Plan, which could include a minimum 'score', with the potential for incentives (**regulate**)

\* If there is an appropriate rationale and 'will' to implement this

# Housing Options




## DRAFT Options & Recommendations Report

- H Option 1: Current **passive approach** with required adjustments (i.e. additional residential units, intensification and density targets)
- H Option 2: Carry out a detailed Municipal Housing Strategy to guide decisions about housing, the Official Plan would include fewer housing policies and instead reference this non-statutory document
-  - H Option 3: More detailed and ambitious policy framework for the provision of a range and mix of housing types and affordable housing, including increased targets and incentives (**regulate**)
-  - H Option 4: Additional, more specific affordable housing policies, extending across **all 'levels of control'**
-  - H Options 5: Implement empowering inclusionary zoning policies (**regulate**)

# Community Design

## DRAFT Options & Recommendations Report

### Community Design





- CD Option 1: Current approach with required adjustments (**facilitate**)
-  - CD Option 2: Extensive overall of community design policies and the Urban Design Manual to create a stronger, more progressive urban design policy framework (**regulate**)
-  - CD Option 3: Expand the architectural control process, which would include more detailed guidance in the Urban Design Manual (**manage**)
-  - CD Option 4: Establish a Design Review Panel to supplement the existing urban design peer review process (**regulate/manage**)

\*Should explore the feasibility of these options.

# Community Design

## DRAFT Options & Recommendations Report

### Heritage Conservation

-  - CD Option 5: Current approach with required adjustments
-  - CD Option 6: Add a heritage conservation section to the Urban Design Manual (**regulate**)
- CD Option 7: Add specific urban design policies to the heritage conservation section of the new Official Plan (**regulate**)
-  - CD Option 8: Expand the architectural control process for development involving or adjacent to heritage resources, which would include more detailed guidance in the Urban Design Manual (**manage**)
-  - CD Option 9: Establish a Design Review Panel for development involving or adjacent to heritage resources (**regulate/manage**)

\*Should explore the feasibility of these options.

# Natural Heritage System

## DRAFT Options & Recommendations Report

### Defining the Natural Heritage System

- NHS Option 1: Current approach (two-tiered system) with required adjustments (**regulate/manage**)
- ✓ - NHS Option 2: Implement a simplified Natural Heritage System (NHS) where the entire NHS is within a single designation to provide a consistent, high level of protection (**regulate**)

### Existing Lots of Record and Existing Approvals

- ✓ - NHS Option 3: Recognize existing lots of record and existing approvals, however an Environmental Impact Study would be required if any changes are sought to existing approvals to maximize protection of natural features (**regulate**)
- NHS Option 4: Remove lands with existing approvals or development from the NHS, although lands may still be subject to the requirements of any agency having jurisdiction (**facilitate**)

# The Downtown & Waterfront

## DRAFT Options & Recommendations Report

- DW Option 1: Current approach with required adjustments

### The Downtown

- ✓ - DW Option 2: Strengthen language to better manage built forms, relationship to the street, location of higher densities, supporting walking/cycling/transit, minimizing parking visibility (**regulate**)
- ✓ - DW Option 3: Include overview of the key objectives of the Heritage Conservation District Plan in the Official Plan, supported by additional guidelines in the Urban Design Manual
- DW Option 4: Include fulsome implementation of the objectives, key policies and recommendation of the Heritage Conservation District Plan in the Official Plan
- ✓ - DW Option 5: Encourage the Downtown to develop in a way that diversifies its role

### Waterfront – The Shipyards


- ✓ - DW Option 6: Implement a simplified Shipyards Special Policy Area to reflect what is already built, while still retaining the core requirements for the overall vision; strengthen/clarify existing policies where needed

# Transportation


## DRAFT Options & Recommendations Report

- T Option 1: Current approach with required adjustments (**regulate**)

### Multi-Modal Transportation

-  - T Option 2: Implement a broad range of policies to support a more multi-modal transportation system, including active transportation (e.g. walking/cycling), complete streets and transportation demand management, going beyond Provincial requirements (**regulate/manage/facilitate**)


### Implementation of Town Plans

- T Option 3: Refer to relevant plans without repeating their content
-  - T Option 4: Refer to relevant plans and distill key objectives to include in the Official Plan
- T Option 5: Include a fulsome implementation of the relevant plans in the Official Plan, including objectives, key policies and recommendations




# Municipal Infrastructure


## DRAFT Options & Recommendations Report

- MI Option 1: Current approach with required adjustments (**regulate**)
-  - MI Option 2: Align private servicing policies more closely with Provincial policy, and include stronger wording to promote full municipal services and connecting to municipal services (**manage/facilitate**)

### Green Infrastructure and Low Impact Development (LID)

-  - MI Option 3: Go beyond Provincial requirements to encourage green infrastructure and LID, subject to local conditions; the Town will consider such infrastructure in appropriate public works (**regulate/manage/facilitate**)
- MI Option 4: Require that green infrastructure and LID be prioritized for all new development/public works (**regulate/manage**)

### Implementation of Town Plans

- MI Option 5: Refer to the Master Servicing Plan without repeating its content
-  - MI Option 6: Refer to the Master Servicing Plan and distill its key objectives to include in the Official Plan
- MI Option 7: Include a fulsome implementation of the Master Servicing Plan in the Official Plan, including objectives, key policies and recommendations

# Next Steps

1. Release Options and Recommendations Report for public review
2. Public Workshop #2 (November 30<sup>th</sup>/December 1<sup>st</sup>)
3. Finalize the Options and Recommendations Report
4. Begin Phase 5: Draft Plan

Questions