

Collingwood Official Plan Update

Community Design Workshop

November 30th, 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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Overview of Work Completed to Date

Since the last public workshop in March 2020, a number of tasks have been completed in the Official Plan Update project:

- Online Survey
- What We Heard Report
- 9 Discussion Papers
- DRAFT Options & Recommendations Reports
- Meetings with the Technical Advisory Committee & Department Heads
- One-on-one meetings with members of Council
- Council Presentation

Work Program

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

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



Community Engagement



Project Webpage



Email List (360+)



Public Workshop March 2020

- 12 discussion groups over 3 sessions
- Approximately 150 participant



89 Emails Received



4 Community Group Meetings



2 Rounds of One-on-One Conversations with Council Members

- January 6th & November 20th/23rd 2020



Social media

- 15 posts each on Facebook and Twitter



2 Council Presentations

- January 7th & November 23rd 2020



Online survey

What We Heard | Online Survey, Key Opportunities/8 Topics

- Survey ran from May 21st to July 2nd, 2020
- Over 528 participants and 20,184 data points
- Almost 70% of participants identified as female
- 75% of all participants were 41 years or older

Comments received through the online survey on **community design** include:

- Support for urban design guidelines
- Make Collingwood more walkable by expanding the trail system and connecting neighbourhoods to it
- More public space is needed throughout the Town, and it should be properly defined and include natural areas
- Infill development needs to respond to its surrounding built form, and be properly planned and implemented
- Implement mixed housing options in new neighbourhoods
- Consider establishing a Design Review Panel

What We Heard | Community Design Discussion Paper

- Concern that developing Town-wide architectural control guidelines for new development will result in delays for development approvals
- Consider incorporating more community design principles and objectives within the Town's Urban Design Manual, rather than through architectural control guidelines
- Given how businesses have had to adapt due to the COVID-19 pandemic, the Town should examine some of the provisions within the Urban Design Manual that may impede this adaptation

Community Design

Discussion Paper

- The creation of **mixed use neighbourhood hubs** can play important roles, including as locations for public service facilities, convenient access to daily needs and supporting active transportation
- It is important to take this opportunity to strengthen the policy framework to ensure a **high quality public realm**, including streetscaping, and **high standards for urban design**, including compatibility of new development
- The new Official Plan will need to implement the relevant recommendations of the **Urban Forest Master Plan**, and identify whether additional work is needed
- The concept of **compatibility** and what is 'appropriate' development is critical in considering **infill development and redevelopment** in existing neighbourhoods. The new Official Plan will need to balance flexibility for reasonable neighbourhood evolution with ensuring the local context is appropriately considered

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'

Community Design

DRAFT Options & Recommendations Report

Community Design





- CD Option 1: Current approach with required adjustments (**facilitate**)
-  - CD Option 2: Extensive overhaul 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.

Next Steps

1. Finalize the Options and Recommendations Report
2. Begin Phase 5: Draft Plan

Town of Collingwood

