

Collingwood Official Plan Update

Council Workshop

January 7, 2020



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

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



Purpose

- Provide project information on
 - The work program
 - The project context
 - The public engagement program
- Get Council's thoughts as we move forward

Our Team

Lead Consultant
The Planning Partnership

Ron Palmer

Project Manager & Lead Land Use Planner

Donna Hinde

Lead Facilitator & Communications Advisor

Jessica Krushnisky

Planner

Specialist Advisors

Subject Matter Experts

urbanMetrics

Rowan Faludi

Commercial & Growth Management
Analysis

Plan B Natural Heritage

Brad Bricker

Natural Heritage

Plan-It Geographical

Steve Aldred

GIS/Mapping



Mark Jamieson | BA Group
Transportation

Sarah Kurtz | SCS Consulting Group
Municipal Servicing

Carl Bray | Bray Heritage
Cultural Heritage

Rick Merrill | The Planning Partnership
Architecture

Roles

Council Provide input, direction and final approval for the Official Plan; promote involvement of constituents and networks; act as champions of the Plan

Adam Farr Town project manager
Director of Planning and Building Services

Project Team/Department Heads Overall corporate guidance; monitor progress

Project Technical Advisory Committee Provide advice and direction to the project team; provide specialist expertise
(Town staff and agency representatives)

Members of the Public & Stakeholders Learn about the role of the Official Plan; provide ongoing feedback and input over the course of the project through a variety of engagement opportunities

Work Program

Phase 1

Project Start-Up
(November 2019 to January 2020)

we are here

Phase 2

Community Visioning/Information Gathering
(January to March 2020)

Phase 3

Background Analysis/Studies and Issue Identification
(March to June 2020)

Phase 4

Directions/Recommendations
(July to October 2020)

Phase 5

Draft Plan
(October 2020 to March 2021)

Phase 6

Approval
(March 2021)



Work Program

Phase 1: Project Start-Up

In-progress

- Project start-up meeting
- Confirm/refine work program and preparation of the **Community Engagement Plan**
- Council Workshop to **publicly launch the Official Plan Update (OPU)** and gain input on key issues/opportunities
- One-on-one **conversations with Council members**
- Meeting with the **Project Technical Advisory Committee (PTAC)**



Work Program

Phase 2: Community Visioning/Information Gathering

- Small group, **topic-based discussions** with the public
- **Community Visioning Workshop**: overview of OPU process, interactive opportunities to develop community vision and identify issues
- Validation of visioning findings, including opportunities for:
 - **Online survey**
 - **Small group meetings (with stakeholder groups, topics, demographic groups)**
 - **Pop-up stations throughout Collingwood**
- Preparation of **Visioning Summary**

Work Program

Phase 3: Background Analysis/Studies and Issue Identification

- Review of updates to Town Plans and recent legislation
- Preparation of **five (5) Discussion Papers** identifying key issues and policy options:
 1. Living Areas Discussion Paper
 2. Environment Discussion Paper
 3. Growth Management Discussion Paper
 4. Fiscal Impact Discussion Paper
 5. General Policies Discussion Paper
- Presentation to Council

Work Program

Phase 4: Directions/Recommendations

- Findings from previous Phase consolidated in a **Draft Directions Report**, and based on feedback received from staff, PTAC and the public
- A **Community Workshop – Directions Report** to provide an opportunity for the public to provide feedback on the Draft Directions Report
- Preparation of a **What We Heard Memo**
- The **Finalized Directions Report** will be completed and presented to Council for endorsement

Work Program

Phase 5: Draft Plan

- Preparation of the **Draft 1 Official Plan**, for review by Town staff
- Revisions and preparation of the **Draft 2 (Circulation) Official Plan for public release**
- **Statutory Public Open House** to be held in early 2021 to present the Draft Official Plan to the public and obtain feedback
- Based on feedback received, preparation of the **Draft 3 Official Plan**
- **Statutory Public Meeting** to be held late winter/early spring 2021 for final comments

Work Program

Phase 5: Approval

- Presentation of the **Final Official Plan** to Council for approval

The Approved Official Plan will then be forwarded to Simcoe County for Adoption.



Context | Provincial & County Policy Changes

New Growth Plan 2019 + a further anticipated update

Policy framework aimed at achieving compact, vibrant and complete communities, a strong economy, conservation of natural resources, creation of a multi-modal transportation network and efficient use of infrastructure

*** Official Plan must be in conformity with the Growth Plan**

Bill 108 Changes to community benefits system s.37/removal of s.42

Also requires permissions for 2 accessory units per dwelling and introduces changes to the Local Appeals Tribunal, Development Charges, Heritage, Environmental Assessment, Conservation Authorities and Endangered Species Acts

***Regulations anticipated in early 2020**

Context | Provincial & County Policy Changes

Provincial Policy Statement Statement of the government's policies on land use planning and matters of provincial interest.
***Official Plan must be consistent with the Provincial Policy Statement.**

Draft 2019 update has been circulated

No substantive changes, but aligns with recent Growth Plan changes, stronger emphasis on climate change mitigation and considers market realities

Uncertain status of the **Simcoe County Municipal Comprehensive Review (MCR)**

Context | The County MCR Dilemma

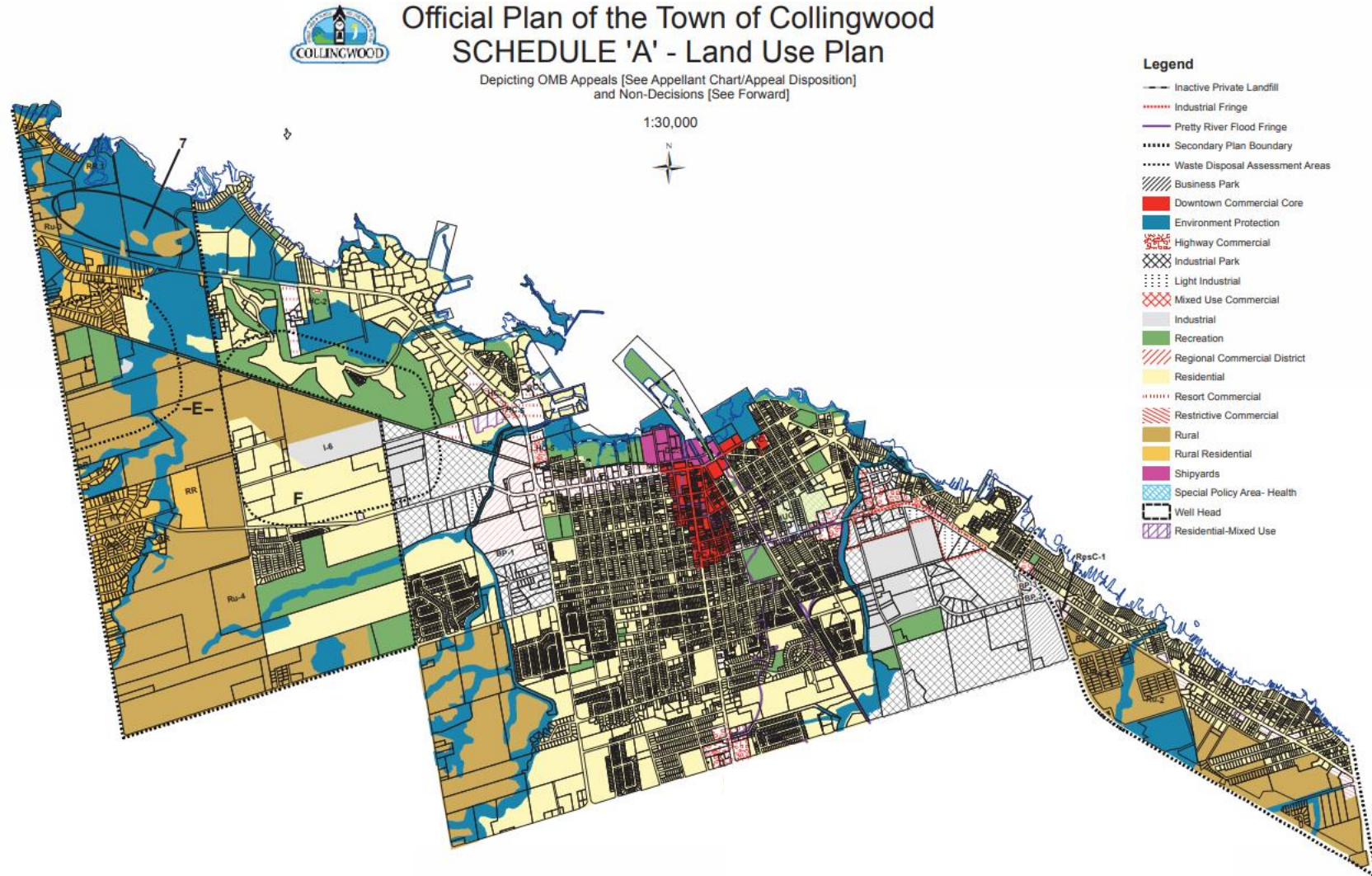
The Town's Official Plan **must conform** to both the Growth Plan and the County Official Plan (COP). However, until the County MCR and Official Plan Update are completed, **the County Official Plan conflicts with the 2019 Growth Plan.**

To enable Collingwood's Update to proceed in this context, this project must follow several rules which will allow it to **conform to the Growth Plan to the extent possible**, while also conforming to the COP:

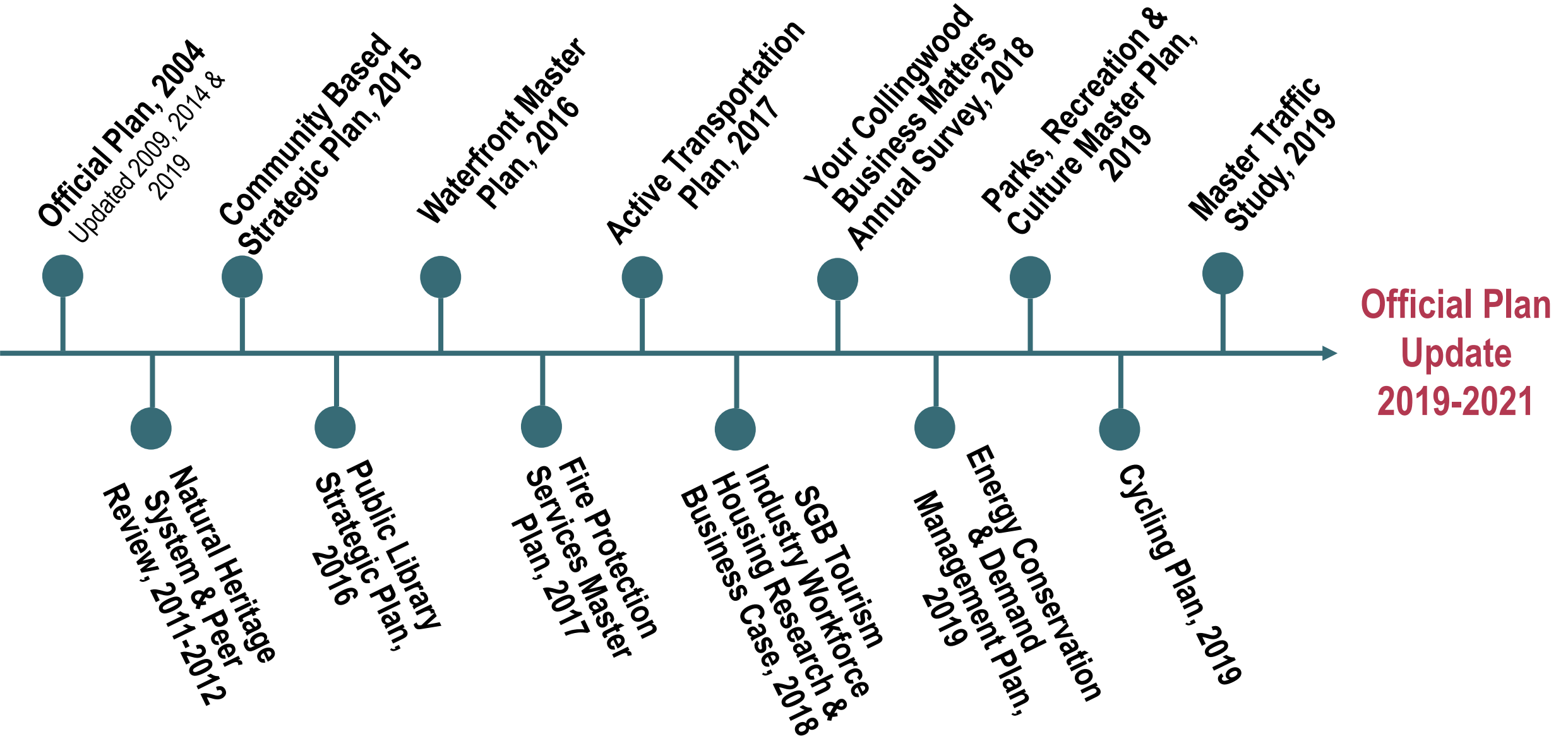
1. No planning for growth beyond the 2031 time horizon
2. Uncertainty with respect to other growth management elements (density target, intensification target, lands for urban purposes, employment area conversions)

Context | Existing Official Plan

- Last comprehensively updated in 2004
- In conformity with the 2019 Growth Plan **2031 population allocation**
- Need to integrate relevant recommendations from a host of other Town Plans, including the Natural Heritage System



Context | Overview of Recent Town Studies



Context | Pending Plans

- Urban Forest Management Plan
- Economic Development Action Plan
- Master Servicing Study/Plan
- Master Traffic Study
- Community Based Strategic Plan 2020
- Master Stormwater Study

The Official Plan Update will progress concurrently with the Town's other ongoing Plans, and coordinate to ensure the integration of all relevant findings.

The Official Plan Update

The Official Plan Update will establish a **renewed vision** for the Town of Collingwood and implement an **up-to-date policy framework** for guiding growth and development.

This project will:

- Direct the location and form of future growth
- Respond to the evolving Provincial, County and Municipal policy context
- Protect the natural heritage system
- Support economic success
- Encourage the creation of a compact, mixed use and walkable community
- Support a multi-modal transportation network
- Ensure that new development is compatible with the existing community

Official Plan 101

The Official Plan is an important policy document to guide change in the Town of Collingwood. **It is not the right tool to achieve every goal or solve every problem.**

An Official Plan is a statutory planning tool that:

- Manages growth – amount, location, type
- Articulates land use focused goals, objectives and policies
- Leads the development approval process and provides a framework for the Zoning By-law, Site Plan Approval and other tools available through the Planning Act

Official Plan 101

An Official Plan is not:

- A housing/housing affordability strategy
- An engineering/infrastructure master plan
- A transportation master plan
- A cultural heritage master plan
- An economic development strategy
- A parks and recreation master plan

How to Respond to Requests for OPA's

It is anticipated that some landowners will make requests for changes to the Official Plan that affect their properties through the Official Plan Update process. **This approach bypasses the typical Official Plan Amendment (OPA) process/submission requirements.**

Proposed approach:

1. Council formally receives the request and refers it to the Director of Planning and Building Services
2. Determination by the Director, with The Planning Partnership (TPP), if the request is minor or major in nature – Council will be informed of the results of the assessment
3. If minor, the request is referred to TPP to be considered as a formal Official Plan Update public comment, and documented in a comment matrix
4. If major, the request is not considered through this Update, and the requestor is provided with the information necessary to make a formal Official Plan Amendment application

Preliminary Issues

Through conversations with Town staff and our understanding of the current planning context, we've identified some preliminary issues which will help shape the Official Plan Update.



Directing the Location and Shape of New Development to support the desired urban structure



Housing Affordability including the pressures of accommodating new and existing residents



Housing Options needed to meet the housing needs of diverse household types



Managing More Intense Development both in the Town core and in new development areas



Commercial and Industrial Lands to support the growing residential development



Protecting Natural Areas from the impacts of development

Preliminary Issues



Supporting a Multi-Modal Transportation System to enhance walkability and balance vehicle travel



Strengthen Public Spaces to better meet the needs of a growing population and to withstand more intense use



Recognize and Protect Cultural Heritage while balancing appropriate (re)development



Strengthen Urban Design to ensure a high quality public realm



Protecting Existing Character and Community Vision in the face of rapid development

Public Engagement Guiding Principles

Inclusive

Voluntary

Respectful

Adaptive

Accountable

Responsible



Philosophy of Approach

- Clear and **consistent** communication
- **Multiple** avenues for involvement
- Building **incremental** support
- Targeted activities to obtain **input on phase-specific decisions**
- Consideration of **varied opinions** to build towards a supported vision
- Present information is an **easily understandable manner** – build capacity for thoughtful discussion
- Opportunities to **review work in progress**
- Foster **small group discussions**
- **Targeted** outreach/discussions as needed (e.g. go to where people are, topic focus, stakeholder focus)

Engagement Tools and Forums

12 ways to engage the Collingwood Community:



Project Webpage



Email



6 Community Newsletters



Topic-Based Discussion Groups



Stakeholder Discussion Groups



Demographic-Based Discussion Groups



Public Workshops



One-on-One Conversations with Council Members



Social media



4 Council Meetings/Presentations



Online survey



Telephone discussions

What's Next?

- Arrange **Topic-Based Discussion Groups and One-on-Ones**
- Prepare for and hold the **Community Visioning Workshop**
- Implement visioning validation activities, including **launching the online survey**
- Prepare **Visioning Summary**
- Staff Report to Council anticipated in **March/April 2020**