

# Collingwood Official Plan Update

## Growth Management Community 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 6<sup>th</sup> & November 20<sup>th</sup>/23<sup>rd</sup> 2020



**Social media**

- 15 posts each on Facebook and Twitter



**2 Council Presentations**

- January 7<sup>th</sup> & November 23<sup>rd</sup> 2020



**Online survey**

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

- Survey ran from May 21<sup>st</sup> to July 2<sup>nd</sup>, 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 **growth management** include:

- Support for balancing a variety of job types and sectors, including knowledge-based jobs
- Support for mixed-use development that is compatible with existing uses and supports walkability
- Support for maximizing opportunities within the existing downtown
- Support for smaller unit types that are affordable, such as secondary suites, tiny homes and mid-rise buildings
- Support for intensification that reduces urban sprawl and vehicular traffic, and that promotes affordability, while ensuring that development is compatible with existing development

# What We Heard | Growth Management Discussion Paper

- In order to accommodate planned growth, density and height restrictions on undeveloped and underdeveloped parcels of land in close proximity to the Downtown Core should be lifted
- In order to support residential growth and ensure that neighbourhoods develop as complete communities, commercial uses should be more broadly allowed



# Growth Management

## Discussion Paper

- Explored 2 potential growth scenarios for residential growth to 2041, concluding that there is **insufficient residentially-designated land to accommodate growth to 2041 with current intensification and density target** (Note: Growth Plan now includes 2051 projections)
- Identified that there is a **projected surplus of employment lands to 2041**, providing a potential opportunity for land conversions
- Anticipated that there will be shortfalls in commercially-designated land to 2041, **requiring a stronger focus on intensifying existing retail sites and mixed use development**. This will also contribute to the creation of more walkable communities

# 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 to 2051 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. This requires growth projections generated by the Town, and County agreement
- GM Option 3: Consider full build out scenario with phasing based on infrastructure capacity. This 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**)



# Next Steps

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



# Town of Collingwood

