

Collingwood Official Plan Update

Housing Options 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 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 **housing** include:

- Support for building more affordable and accessible housing
- Support for building more housing near downtown and the urban core that will allow people to walk and have access to amenities
- Concern that the existing infrastructure cannot support dense development
- Not supportive of high-density developments within existing residential neighbourhoods

What We Heard | Housing Options Discussion Paper

- Description of housing ranges should include emergency and transitional housing
- Need to build attainable housing that is also sustainable for workers in Collingwood

Housing Options

Discussion Paper

- It is important for the Town to encourage the provision of a **greater housing mix** through new development, including strengthening existing policies
- There is the potential to **simplify the existing residential designation hierarchy** to better facilitate appropriate intensification, with a stronger focus on built form and appropriate transitions (not dwelling type)
- There is an opportunity to **shift away from the use of gross density**, which can work against smaller, more affordable units. Regulating height, lot coverage and setbacks, and/or Floor Space Index, is generally better at **ensuring compatible development**
- Bill 108 introduced the requirement to permit an **'additional residential unit'** in detached, semi-detached and townhouse dwellings and in accessory buildings (3 units total per property) to help increase the supply and range of housing options
- There are currently serious **concerns with the lack of affordable housing** supply in Collingwood, with limited tools to require affordable housing to be built (Community Benefits Charge By-law, inclusionary zoning)




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'

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**)

Next Steps

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

Town of Collingwood

