



Official Plan Update

WHAT WE HEARD REPORT #1

JANUARY TO MARCH 2020

[PRE-COVID19 PANDEMIC]

Introduction

The purpose of this report is to provide an overview of the engagement events completed to date in support of the Collingwood Official Plan Update, summarize input received and discuss the next steps of the project process. This report will discuss three principle engagement activities: one-on-one meetings with members of Council, Official Plan Update Council Workshop and Community Workshop #1.

One-On-One Meetings with Members of Council

Members of the project team conducted one-on-one meetings with every member of Council on January 6th, 2020 to begin to develop a preliminary understanding of the key issues and opportunities for Collingwood, and aspirations for the future. Key themes from the conversations with Councillors and the Mayor are:

- 2/3 of residents work in Collingwood, identified in MacCleans 22 best place to live in Canada
- How to define small town character? Design of neighbourhoods, streets, tree canopy, design of new development?
- Greener Collingwood initiatives/climate change emergency declaration
 - » Focus on environmental sustainability
 - » United Nations test city for sustainability as a way to include benchmarks in Official Plan, how can Collingwood meet these targets?
 - » Set the bar for environmental and sustainable initiatives, create actionable items
- Stronger language to protect and replace trees — set canopy target
- Importance of natural heritage protection, Town prides itself on the environment
 - » Need to address whole shoreline as natural areas
 - » Eleventh Line trails/forest
 - » A lot of work on the creeks
- Shortage of small urban green spaces, concern about ability of Town to acquire new land under community benefits charge regime
- Need to think beyond current transportation approach
 - » Prioritize active transportation (walking and cycling), importance of walkability
 - » Need cycling infrastructure on the main street
 - » Support public transit use
 - » Explore how to design parking to encourage a shift to other modes (i.e. location, pricing etc.)
- » Identify walking and cycling routes, and need for separated bike lanes
- » Require bike parking for major new developments
- » Complete streets
- » Extend trails to water's edge and elsewhere to support active transportation
- Create stronger link between development and active transportation/transit planning
- Public safety should be a priority: traffic calming, roads, connecting links, 'street play'
 - » Too much traffic, including traffic going to Blue Mountain
- Need to consider Collingwood by-pass
- With no boundary change, need to start to intensify to accommodate growth, little remaining room to grow out
 - » Aggressive growth targets: 20,000 to 33,000 full time residents
 - » High and Second Streets, Monaco and Shipyards good examples of intensification
 - » Taller buildings may be appropriate
 - » Concern about lack of sites to intensify
 - » Old Goodyear factory good site to intensify with affordable housing
 - » Support intensification to create more walkable community
 - » Encourage redevelopment on First Street
 - » Days of 100 foot lots are long gone; try to keep a mix of housing types/forms
 - » Anticipate where future development pressures will be and plan for appropriate redevelopment in the OP
- How can the Town achieve attainable/affordable housing?
 - » People that have made this community can't afford to stay

- » Incent/require developers to provide a full range of housing types, not just singles
- Promote mixed use development (e.g. not single-used commercial areas)
- Integrate the waterfront and downtown, need better sidewalk/trail/bike lane connections
- Require 'active' ground floor uses and high quality design on the waterfront
- Water treatment plant supplies adjacent municipalities - water sharing relationship ends next year, expand plant next year and other municipalities will help pay
- Collingwood trying to create a tech hub north — accelerator specializing in green tech
 - » Looking at micro-plastic filtration, smart rain barrel
 - » Innovation fundamental
- Identify areas for heavier industrial uses
- Keep hospital in same location - avoid converting employment lands for new location
- Potential for conversion of employment lands for hospital, affordable housing, jobs, mixed use, all connected to transit
 - » Consider impact on Town's ability to create jobs, what happens with old hospital?
 - » Create office/research/health use node adjacent to new site
- Safe, healthy, active, sustainable
- Identify a cultural precinct
- Protect heritage in the downtown core
- Greenfield/subdivision development happening too quickly, losing local character
- Concerned about protecting neighbourhoods, infill development — need to maintain character
 - » Require site plan for infill housing?
 - » Stronger guidelines for new residential development
 - » Need for buffers to mitigate grade differences
- Issues where residential uses abut employment lands e.g. preventing brewery expansion, potential for contamination etc.
- Pressures for hotel uses; issues of 'short term accommodation' in residential areas
- Need direction for special streets in town and nodes that need more attention
- Ontario Growth Plan is a problem
- May want to be better prepared for joint projects with neighbouring municipalities— multi use facilities, transportation routes
- Trying to attract millennials, who are looking for communities that are walkable, is critical for the Town to grow sustainably
- Push boundaries in Official Plan, while getting broad-based support
 - » Need to be able to anticipate opportunities, so don't have to continuously update
 - » Need to prepare for when things are out of our control - resilience
- Incorporate significant master plans— community based strategic plan, waterfront master plan, active transportation plan, cycling plan, urban canopy strategy, economic development strategy, parks, recreation and culture master plan , stormwater master plan
- Need some flexibility in Official Plan to be able to make decisions without needing an amendment
 - » Make planning/development approval simpler, easier to follow
 - » Empower staff to propose realistic recommendations, negotiate with developers
- Currently Official Plan is more about regulating - looking for something that's more 'interactive" with options, tools, and stronger emphasis on pre-consultation to steer the type of development
- Consider setting up a design review/architectural control panel, urban design guidelines
- Importance of benchmarks and performance indicators

Official Plan Update Council Workshop

Members of the project team, with Town staff, conducted a Council Workshop on January 7, 2020 that was televised. The purpose of this workshop was to introduce Council to the Official Plan Update project, workplan and team, review the policy framework guiding the Update and solicit additional input. There was a round table discussion on each of the following planning issues with input summarized as follows:

Planning for housing: 'greener', access to services, integrated, attainable, inclusive, connected to active transportation routes

- Work more with developers to shape new development
- Concern with maintaining character of older neighbourhoods and with the amount of growth to be accommodated within existing boundaries
- Greater range of housing types and attainability

Planning for protecting the natural environment: reduce carbon footprint of buildings, enhanced tree canopy, restrictions and incentives, clean air/water, foresight, promote the environment, trees to capture carbon

Planning for a range of community facilities: robust community benefits policy, choose locations that connect the community, focus on feasibility/thinking ahead, consultation

- More attractive streetscapes, updated urban design guidelines

Planning for protecting cultural heritage: expansion of the heritage district, provide flexibility for reuse, balance protection with the authenticity of the present

Planning for a range of parks/open spaces: require land dedication rather than cash-in-lieu, broaden definition of parks to include passive greenspace and trails

- Concerned school planning not supporting active transportation travel, or allowing school yards to be community green spaces

Planning for retail: integrated mixed use development with residential and office on upper floors, concern that Collingwood retail is only catering to higher incomes, would like complete communities without sacrificing health of downtown

- More mixed use development

Planning for economic development: happy that 66% of residents work in Town and would like to maintain this, live-work opportunities, trying to get large employers to stay and grow, promoting entrepreneurial and small business economy

Planning for how people move around: safe, ubiquitous multi-modal travel as opposed to only on certain roads, encourage active transportation/transit, consider difference between residents and visitors, convenient and affordable, consider '8 to 80 Cities' philosophy

- Need for better active transportation connections to new development and adjacent municipalities
- How to deal with existing unwalkable neighbourhoods/existing approvals?
- More attention to alternative transportation modes generally (active transportation and transit) - need to make these choices more attractive and safe

Planning for climate change/sustainable development: protecting natural heritage/wetlands which support stormwater management, partnership with conservation authorities, sustainability needs to consider environmental, affordability, economic and cultural, Mayor's United Nations Sustainable Development Goals initiative

- Need more reference to the climate change crisis declaration

Key Themes from Council Input

(one-on-one conversations & workshop)

- Recognize the climate change emergency declaration and prioritize policies/initiatives that support environmental sustainability
- Promote a shift to active transportation/transit through safer, attractive and convenient active transportation routes, linking new development to the active transportation/transit network and prioritizing alternative modes of travel
- Protect and enhance natural heritage areas (including shorelines and wetlands)
- Encourage appropriate mixed use intensification to accommodate growth and create complete communities
- Promote/require a full range of housing choices, particularly more affordable/attainable options
- Support a more diverse economy/employment opportunities
- Ensure that the character of Collingwood is protected, while allowing appropriate change/intensification
- Ensure high quality urban design and streetscapes, particularly on the waterfront
- Need to continue to expand the parks and open space network
- Need for inter-municipal coordination

Collingwood Official Plan Update Workshop #1

The first Community Workshop in support of Collingwood's Official Plan Update project was held on Wednesday March 4th, 2020 at the Collingwood Public Library. The Workshop was organized into three identical sessions (1:00 to 3:00 pm; 3:30 to 5:30 pm; 6:30 to 8:30 pm) to ensure that there was choice in when to attend and that the number of participants worked well for the workshop format. Approximately 150 people participated throughout the three sessions. The Workshop was promoted using a wide range of strategies, outlined as follows:

- February 14th, 2020 News Release: Town's website newsfeed, Town website calendar, Engage Collingwood OP Update page newsfeed, circulation to local media contacts
- Town's social media accounts from February 17th to the Workshop date (March 4th)
- "Town Pages" of the February 20th Collingwood Connection Newspaper
- Mayor's radio chats on February 19th and 26th
- March 2nd Town eNewsletter
- Library website events calendar
- Emailed to over 200 contacts from previous plan reviews and groups likely to have an interest
- Event poster posted on community board in the Library and the Planning Services Office

Each session of the Community Workshop began with an overview presentation by Town staff and members of the project team, followed by small table group discussions organized around eight topic areas, with two topics per table. Participants were invited to circulate among the tables assigned to their topics of interest, and members of the project team facilitated discussions at each table and took notes of input received. While topics of conversation ranged depending on the participants' interests, generally participants were encouraged to provide their input on the key concerns and options/opportunities with respect to the following:

- Growth Management & Housing Options
- Sustainable Development & Greenlands (Natural Areas and Parks)
- Community Design & The Downtown and Waterfront
- Transportation & Municipal Infrastructure

Note taking templates were used to record the discussion at each table. The input received during the three Workshop sessions is summarized on the following pages by topic.

GROWTH MANAGEMENT

How and where should we grow? (jobs, businesses, housing)

Exploring the Question

- > How can the Town best accommodate its projected population increase, in both existing and new neighbourhoods?
- > Where is it most appropriate to accommodate higher densities?
- > What are the best locations for new mixed use development?
- > How should the Town ensure that it accommodates the land needs of new employers/businesses?

Key Concerns

- Future of waste management site (more noise)
- Protect waterfront and wetlands
- Need jobs
- Need to attract young people and more full time residents
- Incentives for businesses - entrepreneur, commuters etc.
- Housing for service industry workers (health care, retail)
- Demographics are going to change e.g. more seniors
- Access to waterfront important
- Need to account for growth in commercial uses
- Manage growth - environment a priority
- Infill must be compatible with existing neighbourhoods
- Keep development away from waterfront
- Only go to 40% intensification until you get it right
- Go above 40% to reduce sprawl into rural area
- Need housing for everyone
- Need flexibility in new approvals for intensification
- Affordable housing
- Developers paying cash-in-lieu instead of providing parkland
- Half of downtown cannot do 2nd storey units

GROWTH MANAGEMENT

Options/Opportunities to Address

- Spread intensification throughout Town
- East side of High Street - taller structures
- Potential of Hardy Furniture building
- Mixed developments, mixed use
- Build neighbourhoods
- Mix of retail
- Restrict size of homes
- Less architectural control over aesthetics
- Sever older large lots
- Affordable housing around new hospital
- Business innovator
- Attract tech sector jobs/new employment opportunities
- Don't redesignate employment land for residential
- More development in central area
- Redevelop hospital lands, potential for residential
- Gateway sites should be treated differently (not highway commercial buildings in all directions)
- Why are many developers holding off? Limit time developers can sit on vacant land
- 3 large parcels tied up for servicing agreement
- More housing needed downtown - do we need a larger downtown? A second downtown?
- Housing on top of retail space
- Affordable housing for service industry workers
- View to water and public access to the waterfront is critical
- Potential of Hospital site/Heidelberg Inn/Home Hardware site
- More mixed density development
- Maple/Heritage - old school (cost of development)

Business Development

- Small manufacturing
- Green business
- 15-35 employees
- Orthopedic medicine
- Tech industries
- Innovative McLeans Strategy Centre
- Small up-starts
- Family owned businesses
- Pilkington
- Agnora
- Seniors Technology, Tech Hub North Collingwood
- Collingwood engineering hub

SUSTAINABLE DEVELOPMENT

How can the community grow smarter to balance the changing needs of people and the environment?

Exploring the Question

- >How can we shape development to be more environmentally sustainable?
- >What policies are needed to adapt and prepare Collingwood residents and infrastructure for climate change?
- >What strategies will ensure that all new development will support the creation of healthy and complete communities?

Key Concerns

- Stormwater + high water levels - wave uprush
- Dealing with rising water levels, protection of property, including parks - property loss
- Public awareness
- Dealing with giant empty houses
- Integrate growth with the energy plan - need to do better
- Plant/tree considerations
- Enforcement/compliance
- Tree preservation
- Carbon needs to be in Official Plan (see Guelph)
- Maintenance year round is critically needed - trails, boulevard
- Operational issues:
 - reduce energy consumption
 - cost to 'run' your house
- Retrofit existing - how to do that

SUSTAINABLE DEVELOPMENT

Options/Opportunities to Address

- Public realm to be sustainable
- Access to amenities/waterfront without driving
- Trails are really important
- Bike lanes - can they be plowed
- Electric vehicle plug-in
- Retrofit
- Provide small corner stores throughout the town
- Education opportunities: water infiltration, green building technology
- Healthy - access to services, alternative mobility, parkettes
- Transit (effective, good enough service to change the pattern of car use)
- Interconnected streets and trails - multiple routes
- Minimum house size should be removed from OP; smaller houses, more efficient footprints
- Clarify responsibilities and improve cooperation - more clout, more authority for zoning agreements
- 5 minute walk rule for community design, grid of streets, interconnected trails, access to community facilities, retail and service commercial uses
- Sidewalks on every street (both sides)
- Narrower and one way streets
- Enhanced green buildings, materials and technologies encouraged and incentivized - carbon footprint reduction: design, development, operation
- Alternative energy - to be considered for Collingwood
- Plants/trees in neighbourhoods - not just on roadway
- Enhanced stormwater management/Low Impact Development maintenance
- More apartment buildings - recycling integrated into building
- Green roofs
- Locally generated energy; district heating
- Train to Barrie (GO) possible?
- Move trees in boulevard to provide shade
 - appropriate native trees and planting
 - information about how to plan urban street
- More planting - better for stormwater management
- Green building requirements (see Vaughan, Brampton, Markham)
- New buildings to comply - incentives

HOUSING OPTIONS

What types of housing will people live in to meet a wide range of needs?

Exploring the Question

- > How can the Town ensure that there is a full range of housing options available?
- > What is the best way to encourage more affordable, less expensive housing (both ownership and rental)?

> How should other housing types (i.e. duplexes, townhouses, apartments and condominiums) be integrated throughout the Town?

Key Concerns

- Need land for schools
- Attainability, affordability
- Must accommodate climate change technologies
- "Missing middle": Need diverse housing for everyone, pushing young people out
- Affordable housing for service workers
- Insufficient living wage
- Homeless shelters - Zoning - needs to be amended for homeless shelter (not just family violence)
- Need to be careful to protect neighbourhood integrity (establish principles)
- 6th and Maple "property" (annex property):
 - pushback from neighbourhood
- Need for seniors housing near new hospital
 - seniors community
 - Long term care public housing (hospice; redevelopment of old hospital)

HOUSING OPTIONS

Options/Opportunities to Address

- Hume + Hurontario - 80% sold
- Build node around new hospital and college
- Existing hospital could be a good site for affordable housing
- Go big and bold around the hospital
- Mandate bike lanes on private roads?
- "Leading Green Community"
- Purpose built rental housing for lower income residents (studio/1 bedroom) - some on Main St.
- More young families
- More rental apartments and affordable housing
- More affordable retirement homes
- Green housing (energy efficient), geothermal
- Better range of smaller housing options
- Reduce minimum lot sizes
- Range of owned, rental and condo units
- Need to use all planning and financial tools in OP
- There are great 3-storey apartments in Collingwood
- More flexible Zoning By-law (flexible building envelope)
- Town and County to provide incentives to developers
- More high density in specific areas (5-6 storeys)
- Make it easier to sever large lots (septic)
- Potential to redevelop older homes (adaptive re-use)
- Respect heritage
 - Hurontario St. building needs to be upgraded (adaptive re-use)
 - Need for incentives to assist in upgrading heritage properties
- 2+ bedroom purpose built rentals for families
- Speed up development process
- Official Plan shouldn't be overly prescriptive
- Look at school site; land around college
- Redesignate Heavy Industrial Lands - Mixed use development
- Policies to redevelop single storey plazas
- Enforce short term rental policies
- High density around retail units
- Timeshare apartments coming of age - redevelop/repurpose
- Official Plan that supports redevelopment
- Community based - district that reduces construction waste
- Some component of every development to have affordable component

COMMUNITY DESIGN

What should our community look like and how should we conserve cultural heritage?

Exploring the Question

- > How do we ensure the development of compact, walkable and beautiful urban neighbourhoods and mixed use areas?
- > What strategies are important for ensuring compatibility among a range of building types?
- > How do we balance intensification and the protection of the built environment and cultural heritage?

Key Concerns

- Monster homes in residential neighbourhoods
- Ethanol plant and subdivision development (Nacan Starch pre-treatment, they have a waste water plant) - could become a secondary waste treatment plant but too close to residential
- Keep employment lands for industrial uses - can't give up employment
- Not enough control on housing design
- New residential neighbourhoods all the same
- Heritage homes not in a heritage district - how to protect them
- Loss of trees, benches, neighbourhood interaction - this is all cultural heritage
- Infiltration of car makes streets less pedestrian friendly
- Don't let "heritage" be used to veto change!
- Eden Oak Property - first floor too high, overlooks older houses to north; big houses, small lots
- No more development without its own green space for the public, not just nearby residents - place for community to meet
- Need walkable urban neighbourhoods - sidewalks

Options/Opportunities to Address

- Tax larger houses
- Height restrictions in residential neighbourhoods
- Second units in detached houses (small)
- Guidelines to limit monster houses - lot coverage, height, require site plan control and special studies
 - Robust by-laws to manage homes that don't fit
- More rigour in review of applications for infill development
- More bike lanes, better linked
- Public space must be open and free
- Housing near Georgian College (greenfield and employment area)
- Seniors housing where hospital is - ideal because of location of trail
- Sports/multiuse at Fisher Field or downtown
- Maintain parks
- Density targets for existing neighbourhood; density for new development
- Sidewalks on at least one side of the street, in all neighbourhoods
- Importance of community facilities: arena, community centres, upgraded sports facility
- Architectural control guidelines
- More clarity on issues, fencing related to new development
- Design guidance; define rules of design for new neighbourhoods, layout, open space, street elevations (protect views and vistas, minimize shadows) - municipality enforces guidelines that are not specific
- See Niagara-on-the-Lake Duany Plan on entrance to town
- Create an arts centre/arts district/performing arts centre to enhance community character
- Detached, semi and townhouses - need a mix of housing types in all neighbourhoods
- Higher securities for infrastructure
- Good to intensify/infill to take advantage of existing infrastructure, complement existing houses
 - people want to live in small(er) houses
- Work with employers to attract younger families
- Wherever there's a bus route, street needs sidewalks
- Keep hospital where it is - because of the money the Town has spent, others have invested in area nearby
- Consider/direct planning for alternative energy sources for development
- Intensification near transit and commercial nodes
- Link intensification to provision of community benefits - especially parks/trails
- Peripheral landscaping - streetscape mandates
- We can give up employment lands at College (sensitive lands)
- Hospital now is a tear down - re-build or tear down and redevelop
- Clear snow from sidewalks and at curb side
- Infill that's not complicated

GREENLANDS (NATURAL AREAS & PARKS)

What role do the natural environment and parks system play in our community?

Exploring the Question

- > How can the Town ensure that development does not negatively impact endangered species, plant/animal habitat, source water and does not locate in hazardous lands?
- > What changes are required to adequately protect Collingwood's natural heritage system?

> What is needed to ensure that an appropriate parks and open space system supports the community?

Key Concerns

- Concern that natural heritage system is being depleted (wetlands, woodlot)
- Parks need to be always open/accessible and free
- Clear cutting for development is a problem
- Need better tree management program - woodlots, street trees
- More clarity on what must be protected
- No new buildings
- Backbone to project - Silver Creek Wetland (as an example)
- Shoreline concerns - flooding/erosion - has floodline changed?
 - wave uprush concerns
- Greenspace is meaning less without proper management particularly for invasive species
- Rabbit trails area
 - must be preserved - zoned rural
 - full of important flora and fauna
- Harbour Areas - Kaufman Area - Rear yard, what is the future? (private, may be a hotel)
- Growth without adverse impact on the environment is essential
- Policy to require new Environmental Impact Study if current approvals change
- Lack of small parkettes in new neighbourhoods
- How to get parkland in intensification situations
- George Christie Nature Areas - why designated Rural?, should be natural heritage system?
- Clear-cutting of sites is a problem
 - tree cutting by-law
- Harbourfront Park behind McDonalds - supposed to be passive, adding too many active elements to this 'reflective' area. Maybe put splash pad at Sunset Point
- Don't see a clear vision for parks and open space throughout the Town

GREENLANDS (NATURAL AREAS & PARKS)

Options/Opportunities to Address

- Parkland must be mandatory; better development, better for the environment
- Town to acquire waterfront lands for park
- Regional cooperation - NVCA (Nottawasaga Valley Conservation Authority) - Clearview and Town of the Blue Mountain
- Tree planting requirements
- How can parks augment the natural heritage system
 - what is the character and function of the rest of the park hierarchy?
- Need to know how to implement full natural heritage system where there are existing approvals
- Keep trails out of the flood prone areas
- Draft plan exclusions should be limited
- Roads and other infrastructure to consider wildlife corridors
- Pretty River has existing recreational use - needs to be protected for that use
- What about electric buses? Any subsidy?
- Identify Town owned lands for potential park use
- Where are trees going (\$5 million) - urban forest management
 - plan stronger tree preservation by-law
- More protection than the Provincial Policy Statement
- Maintain all existing parks and green spaces
- Change type of waterfront park system
 - accessible & expansive
 - Kelowna BC
- Make what is already protected even better (restore, rehabilitate)
- Maintain and manage existing features - improve/protect

THE DOWNTOWN AND WATERFRONT

How can we strengthen our downtown and waterfront?

Exploring the Question

>What is needed to promote/manage new development and investment in the downtown and to support its role in the community?

>What policies are needed to manage new development and create a high quality open space network on the waterfront?

Key Concerns

- Attainable housing, cost of housing
- Heritage building - can't use composite windows - don't develop
- Expensive to maintain downtown properties, heritage distinction makes it more expensive.
- Concern about height: 4 storey in heritage, 6 storey Dunn development
- Building heights - capped at 4 storeys to protect heritage
- Little or no building on waterfront
- Parking difficult
- Parking - lots of parking; not enough accessible parking
- Cash in lieu of parking - businesses need to contribute money to contribute to parking structure
- Parking - not enough; not right, we have lots, encourage people to walk to shop more
- Winter parking - long angle so travel lane is not reduced, big pick ups stick into travel lane
- Views and vistas preservation (water, clocktower, mountain, sunsets, creeks, etc.)
- Waterfront not visible from street (blocking views to lake); some parts not accessible
- Two 6 storey buildings - cut off waterfront access, no concern about height
- Accessibility to waterfront
- Have to have a downtown if you are going to have a "town"
- Low vacancy, lots of turnover, owners can't afford to stay on main street - rents high, taxes are high
- Not as much variety of retail, need good blend
- Marina terrible, roads terrible, no nice structures, no cultural centre
- Accessible to people - no room for cyclists
- Sprawl - need higher buildings, smaller footprint - more green space
- Hwy 26 four lanes restricts access to waterfront - too much traffic
- Sitelines
- Main and First intersection - don't come together well, need wider sidewalks
- Car insurance related to angle parking?

THE DOWNTOWN AND WATERFRONT

Options/Opportunities to Address

- Mixed use on waterfront at Shipyards
- Height restrictions on waterfront
- Better, more appropriate uses along the waterfront, not grocery or drug store
- New waterfront development will drive customers downtown
- Add more land on pier to get to right state; tell story of Great Lakes ship building; keep terminals
- Maintain green space on the waterfront; scale of waterfront public space
- Services out to Millennium Park
- Need a public marina pumpout, washrooms, gas
- Waterfront huge asset, real draw - keep it, get more people there
- Continue to implement the Waterfront Master Plan
- Waterfront is a new gateway entrance
- Waterfront as a special precinct requires its own guidelines/design direction; without that, will lose integrity
- Protecting green space in wetlands, waterfront for wave uprush
- Wayfinding - downtown and waterfront
- Condominium-ize Main Street buildings
- Require specific uses to be downtown so it survives e.g. banks
- Sobey's site could be redeveloped - what height is acceptable?
- Preserve what we have; keep people living close to downtown, don't spread out, more infill
- Taller buildings on other side of First St.
- Set it max of 3 storeys, other streets at 6 storeys
- Retail spill out to laneways
- Complete laneway study
- At 32,000 people - bank could move to west end (C1.Zoning). Look at history on commercial (Study in 2010)
- Support small town feel
- Real magnet - reason they moved here
- Opportunities for parking in structure with private development
- Other ways to get downtown other than a car
- Expand bus service to better serve downtown; shuttle buses along Main and First
- Add guidelines for Hwy 26 corridor - heritage, signage, landscaping, more parking in garages to continue to attract businesses
- More lights, crosswalks on Hwy 26
- Pedestrian priority on Main Street; pedestrian crossing at lights; plow walkway
- Pedestrian only vs. cars
- Bike network and parking
- More markets, fairs and events downtown - enhanced activity
- A design panel for review and guidance to Council
- Opportunities to impose architectural control on Dunn development
- Incorporate more green space
- Clear snow from curbside
- Deliveries extra lane; on back lanes
- Policy re: deliveries - timing, location
- Green downtown (trees, benches, bikes, parking, etc.)
- Walkable , lighting, cyclist friendly

TRANSPORTATION

How should we move around and through our community?

Exploring the Question

- > How can the Town ensure that new development patterns support active transportation and the expansion of public transit?
- > What is needed to respond to new technology (e.g. ride-sharing, online deliveries, electric vehicles)?
- > How can the Official Plan effectively implement complete streets and an integrated trail/active transportation network?
- > How should the Town address parking, while ensuring that its impacts are minimized?

Key Concerns

- Transient traffic Monday to Friday - no signage to direct drivers to better routes, not through Town
- Traffic calming increases carbon emissions
- Collective impact of new subdivisions on vehicular traffic - need more consideration for how people are going to get around, what modes?
- Worried about too much traffic, will create more aggressive drivers, will make it harder to drive around
- Challenge of high car ownership
- Not enough parking or space for truck deliveries in the downtown
- Encroachment onto trails by urban built form - need to be more naturalized, separated/buffered
- Don't infringe on sensitive natural areas
- Congestion and safety (for cars as well as cyclists)
- How people move between Collingwood and surrounding communities
- Carbon emissions - need electric buses
- Bus headways are way too long (1 hr.)
- Currently you always have to transfer transit downtown (inefficient routes)
- Lack of sidewalks, hard to encourage walking
- Population growth coming, need to prepare
- Current trend of driving everywhere not sustainable
- Traffic circles challenging for active transportation modes
- How to connect from Meaford to Barrie - transit options? For work in Blue Mountain?
- Not sure how to accommodate parking in downtown while still encouraging walking
- No sidewalk connections to bus stops
- Need sidewalks everywhere in new development
- Rural vs. urban profiles
 - need update to urban once development begins
 - often a ditch along rural roads with no room for bike lanes

TRANSPORTATION

Options/Opportunities to Address

- Need to think about the future i.e. probably won't need much parking with autonomous vehicles, on-demand vehicles
- Better Electric vehicle infrastructure
- Ensure transit connections between different areas of town
- Better inter-municipal transit coordination, especially to support those without cars (transit options that are convenient)
- Front load transit service to get people out of cars
- Need more direct/efficient bus lines that go straight across town, not inefficient loops
- More flexible transit, i.e. Bellville on-demand busing
- Expand transit service to whole Town/new development areas
- Bypass around town and signage
- Better signage to direct drivers to better routes i.e. where there are traffic lights
- Reduce traffic going into downtown by encouraging online deliveries
- Denser development to reduce travel distances and allow more people to live close to downtown rather than drive in; Potential to be a 15 min. town (everywhere within 15 min. walk/cycle)
- Support walkability and bikeability; accessibility for alternative modes
- Snow removal for bike lanes and sidewalks
- Separation of cyclists and pedestrians
- One way streets to allow room for bikeways
- Increase safety for walking/cycling on arterials
- Need better crosswalk which prioritizes pedestrians
- Stop prioritizing car travel and lift up other modes - currently not a lot of options, let alone route redundancy - pedestrian priority where cars yield
- Improve connectivity of cycling network, more bike lanes, better/safer design
- Changing angled parking to street side to improve safety for cyclists (and others); pedestrian friendly streets/streetscapes
- More sidewalks to support walking; coordinate with street reconstruction; around schools
- Extend active transportation/walkability/trails beyond the downtown
- Building child/age friendly town (i.e. safer streets and opportunities for independence)
- Traffic calming to make it safer to walk downtown
- More pedestrian crossings across 1st St. and Pretty River (Huron)
- Active transportation routes on-site (i.e. commercial sites)
- Integration of trails network; maintain and expand; coordinate with road reconstruction
- Winter use of trails (dangers of snowmobiles); winter maintenance
- Appropriate lighting along trail network (increase safety)
- Expand west end trail system - work with developers to ensure this happens and land is dedicated
- Trails behind buildings to separate from cars
- Avoid trail (through connections) on private roads
- Inter-municipal trail connectivity, how to interface with other municipalities
- Put trail network in Official Plan to create strong requirements for developer to build and connect to trails (i.e. Cranberry trail)
- Consider "business approach" so requirements make sense
- Improve access to waterfront
- Incorporate 'green' elements
- Cash in lieu of parking/less parking

TRANSPORTATION

Options/Opportunities to Address

- Consider removing cars from some streets (i.e. no longer through streets)
- Need to ensure stormwater is considered with sidewalks
- Identify role of streets, i.e. to travel through vs. travel within Town with more sustainable models
- Reduce reliance on cars
- Future proof, i.e. micro-mobility, kick style scooters, electric scooters/bikes, what's coming? Think long term, become model
- Link between transportation corridors and views
- Boating transportation
- Coordinate active transportation and infrastructure with transit
- No parking on main street, limit cars
- Explicit link between transportation and climate change; encourage active transportation to reduce greenhouse gas emissions
- Wider roads to accommodate roadways
- Speed limits (lower speed limits)
- Development in concert with transit
- No communities developed without paths, gathering space

MUNICIPAL INFRASTRUCTURE

How should we manage the servicing system? (water and wastewater pipes and treatment, stormwater, electricity, gas, communications etc.)

Exploring the Questions

> How should infrastructure investment be linked to the Town's planning priorities (e.g. ensure sufficient servicing capacity in intensification areas)?

> What strategies could maximize the efficiency of water, wastewater and stormwater facilities?

Key Concerns

- Gas vs. electrification re: impacts of climate change and private development
- Be clear about utility availability, capacity
- How to address existing infrastructure problems/maintenance while expanding new services
- Stormwater management and waterfront - protect shoreline, manage quantity control within neighbourhoods development, avoid dumping water into the bay
- How to service new development with water system capacity
- Stop paving things
- Building too close to the Pretty River
- Fluctuating water levels
- Concern re: Oak Street
- Concern around reliance on natural systems for stormwater management drainage
- Need scenic view protection

MUNICIPAL INFRASTRUCTURE

Options/Opportunities to Address

- Alternative energy sources
- Phyto remediation as a tool for managing contaminants, concentration of nutrients, "Eco City"
- Consider trees as a part of municipal infrastructure
- Have municipal infrastructure support and complement preservation of the natural environment
- Opportunity for green roof requirement - incentives?
- Think inspiring! Flexibility, forward thinking
- Reduced impermeable surface and promote low impact development
- Stormwater pond design fencing vs. no fencing, how do they act as community amenities?
- Move the waste plant
- Carbon free
- Ground based heating for new subdivisions - can this be enacted and how?
- Fleet vehicles hybrid vs. electrical
- Buildings along shoreline - how to reconcile growth with declining emissions
- Efficient and smart communications
- Concerned building too much, not reusing enough material
- Alternative lower impact development
- Public/private partnerships re: alternative energy
- Harvest excess energy otherwise wasted
- Draw ideas from international experience (Europe, Asia)
- Innovations in servicing technology
- Explore alternative strategies, i.e. floor heating, insulation
- Promote carbon reduction in the new development
- Filter stormwater in ditches, manage release and quality into the lake
- Manage impervious surface drainage and stormwater management related to new and intensified development
- By 2040 no gas servicing to address climate change
- Climate change lense for policy development
- Update flood plan policies
- Explore district energy
- More pervious surfaces

Summary of Workshop Input

All the input provided on the previous worksheets was reviewed and the project team summarized the key concerns and opportunities as outlined below by each topic. As a way of validating the input received during the Community Workshop, the project team is using the key opportunities as the basis for an upcoming online survey, allowing the team to gain additional input from those not able to attend in person.

Growth Management

Concerns:

- **Preserve Important Features:** Need to protect sensitive/valued lands from development (e.g. wetlands, waterfront)
- **Insufficient Affordable Housing:** Need to increase provision of more affordable housing options (e.g. for service workers, young people, seniors)
- **Compatibility:** Need to ensure that development is compatible with existing areas, including downtown
- **Preserve Employment:** Need to protect employment lands to attract new businesses and opportunities, and promote economic development
- **Facilitate Intensification:** Need more flexible rules to encourage intensification

Opportunities:

- **Distribute Intensification:** Encourage intensification throughout the Town, in building forms that are appropriate for each area
- **Mixed Uses:** Encourage mixed use development throughout the Town so that people can live near where they work and shop
- **Smaller housing units:** Encourage smaller housing forms to create more affordable options (e.g. apartments, condominiums, smaller lots)
- **Create Nodes:** Encourage concentration of affordable/housing intensification around major anchors (e.g. hospital site)
- **Focus on Downtown:** Encourage intensification in the downtown and consider expanding downtown area to accommodate more growth

Sustainable Development

Concerns:

- **Water and Flooding:** Poor stormwater management and high water levels lead to wave uprush, flooding and property damage
- **Poor Transit:** Insufficient transit service to encourage shift away from cars
- **Maintenance:** Poor maintenance/winter maintenance of green spaces and active transportation infrastructure (i.e. walking & cycling)
- **Town Design:** Town is not designed to support non-car travel, need more connected/ comprehensive pedestrian and cycling network
- **Climate Change:** Concern with the impacts of more severe storms, damage to natural areas and threats to human health

Opportunities:

- **Green Buildings:** Encourage/incentivize green building techniques, including materials, green roofs, low impact development and energy efficiency
- **Smaller Houses:** Encourage smaller houses/units to limit environmental footprint and limit demand for land
- **Green Energy:** Encourage/incentivize development of green energy, district energy and other innovative strategies
- **Active Transportation:** Improve walking and cycling facilities to make these travel modes more efficient, attractive and practical
- **Mixed Communities:** Encourage a mix of uses, including employment, commercial, a range of housing types, affordable housing and services so all residents are close to daily needs

Housing Options

Concerns:

- Affordable Housing: There are a lack of affordable housing options in Collingwood
- Missing Middle House: Need housing options, apart from single detached, to meet the needs of younger people being pushed out
- Limited Rental: Need more rental housing for seniors and lower income workers
- Family Rental: Need more multi-bedroom rental housing to meet needs of families
- Protect Neighbourhoods: Need to ensure that new development does not negatively impact neighbourhood integrity

Opportunities:

- Housing Nodes: Support development of housing nodes on vacant sites and near major destinations
- Green Housing: Support development of greener housing to respond to impacts of climate change
- More Housing Options: Encourage development of more housing options for all demographics in infill and greenfield development, including affordable and attainable housing, shelters and retirement homes
- Higher Density: Encourage redevelopment of underused sites near retail with higher density housing
- Adaptive Reuse: Support the adaptive reuse of older/heritage buildings to increase housing supply

Community Design

Concerns:

- Larger Homes: Need to ensure compatibility of new development with existing neighbourhood
- Housing Design: Need more control over design of housing, improve quality so all new development doesn't look the same
- Heritage Protection: Concern with how to protect heritage buildings outside of a Heritage Conservation District
- Impact of Cars: Concern that car traffic is making streets less pedestrian friendly
- Misuse of Heritage: Concern that heritage is being used to fight any change

Opportunities:

- Infill Development: Importance of ensuring high quality infill development (urban design, built form and architectural quality) to capitalize on existing infrastructure and provide more housing options
- Public Space: New developments should contribute to improving/increasing public open space to help build community
- Walkable: Important to support creation of walkable and bikeable neighbourhoods with access to key destinations and connections among various neighbourhoods
- Mixed Housing Options: Ensure range of housing options which meet density targets and are compatible with existing neighbourhood
- Urban Design Guidelines: Town-wide and neighbourhood-wide urban design guidelines for new development guiding layout, built form, open spaces, street network and view corridors

Greenlands (Natural Areas & Parks)

Concerns:

- Loss of Natural Areas: Concern that the natural heritage system is being lost to development (e.g. wetlands and woodlands)
- Loss of Trees: Concern regarding significant loss of trees through new development, infrastructure projects
- Clarity: Policies/mapping need to provide more clarity on what needs to be protected
- Flooding: Increased flooding and erosion along shoreline, potential that floodline has shifted
- Maintenance: More maintenance of greenspaces is needed, particularly to remove invasive species

Opportunities:

- Restoration and Protection: Encourage the restoration and protection of natural areas/habitats, including wetlands, shorelines and green spaces, and preserve wildlife corridors
- More Parkland: Explore strategies to build more parkland, including through new development and acquiring waterfront land
- Urban Trees: Support additional tree planting requirements, a canopy target and urban forest management
- Avoid Floodplain: Ensure development and trails avoid flood prone areas
- Urban Parks: Consider the development of smaller urban parks/parkettes in neighbourhoods and intensification areas

The Downtown and Waterfront

Concerns:

- Building on Waterfront: Concern regarding permitting new development on waterfront lands
- Views: Need to protect key views in the downtown (e.g. to the water, clock tower, mountain etc.)
- Building Height: Concern with respect to increased height and impact on heritage character of downtown
- Waterfront Connectivity: Need to address poor connectivity to the waterfront from the downtown (e.g. better road crossings, wayfinding etc.)
- Parking Issues: Concern regarding supplying sufficient parking and space for business deliveries

Opportunities:

- Waterfront Development: Opportunity for new mixed use waterfront development to create more customers for downtown businesses
- Vibrant Downtown: Encourage more street life by making downtown more walkable/bikeable, more street furniture/amenities, street trees and lighting
- Reduce Sprawl: Support increased density in downtown to reduce sprawl and protect green space
- Waterfront Destination: Support the creation of a destination on the waterfront, reflecting high design standards

Transportation

Concerns:

- **Traffic:** Too much traffic from new developments and drivers heading to Blue Mountain
- **Road Safety:** Concern regarding safety for drivers, cyclists and pedestrians
- **Poor Transit:** Poor infrequent transit routes, and lack of connections to nearby municipalities
- **Lack of Sidewalks:** Insufficient sidewalks, missing links and lack of links to transit stops
- **Car Dominance:** Too much reliance on driving and high levels of car ownership

Opportunities:

- **Walking and Cycling Infrastructure:** Ensure better walking and cycling infrastructure throughout the Town, with winter maintenance, to reduce greenhouse gas emissions
- **Improved Transit Routes:** Consider revising transit routes to be more direct and frequent
- **15 Minute Town:** Plan Town to support daily needs within a 15 minute walk or bike ride
- **Age-Friendly Streets:** Design streets to support all ages, including increasing safety and providing more choices for independent transportation
- **Extend Trails:** Support stronger requirements for new development to contribute to extension of trails network and include appropriate amenities
- **Structured Parking:** Explore opportunities for structured parking in the downtown to free up land

Municipal Infrastructure

Concerns:

- **Gas Energy:** The challenges of encouraging a shift to other energy sources, such as electric
- **Utility/Service Capacity:** Need to better communicate capacity issues with developers to allow for more productive problem solving
- **Balancing Focus:** The need to find an appropriate balance between addressing existing servicing issues/maintenance and extending servicing to new areas
- **Stormwater Management:** Ensuring quantity/quality control and the impacts of paving on the capacity of the Town to accommodate stormwater
- **Flooding:** The issues associated with more frequent flood events and fluctuating water levels

Opportunities:

- **Low Impact Development:** Establish alternative low impact development standards to increase water infiltration, reduce paved surfaces
- **Innovative Energy:** Support innovative strategies in energy efficiency, carbon reduction, renewable energy sources
- **Climate Change:** Consider climate change in all policy development
- **Preserve Natural Environment:** Ensure municipal infrastructure projects support and complement the preservation of the natural environment
- **Other Initiatives:** Consider framework for promoting electric heating, green roofs, electric vehicles, 5G and autonomous vehicles

Stay Tuned

Stay tuned for the upcoming online survey to validate the input received through the first Community Workshop. The online survey will be posted on the Town's Engage Collingwood webpage: engage.collingwood.ca/official-plan

