

# Collingwood Official Plan Update

## Community Visioning Workshop

March 4, 2020



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

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

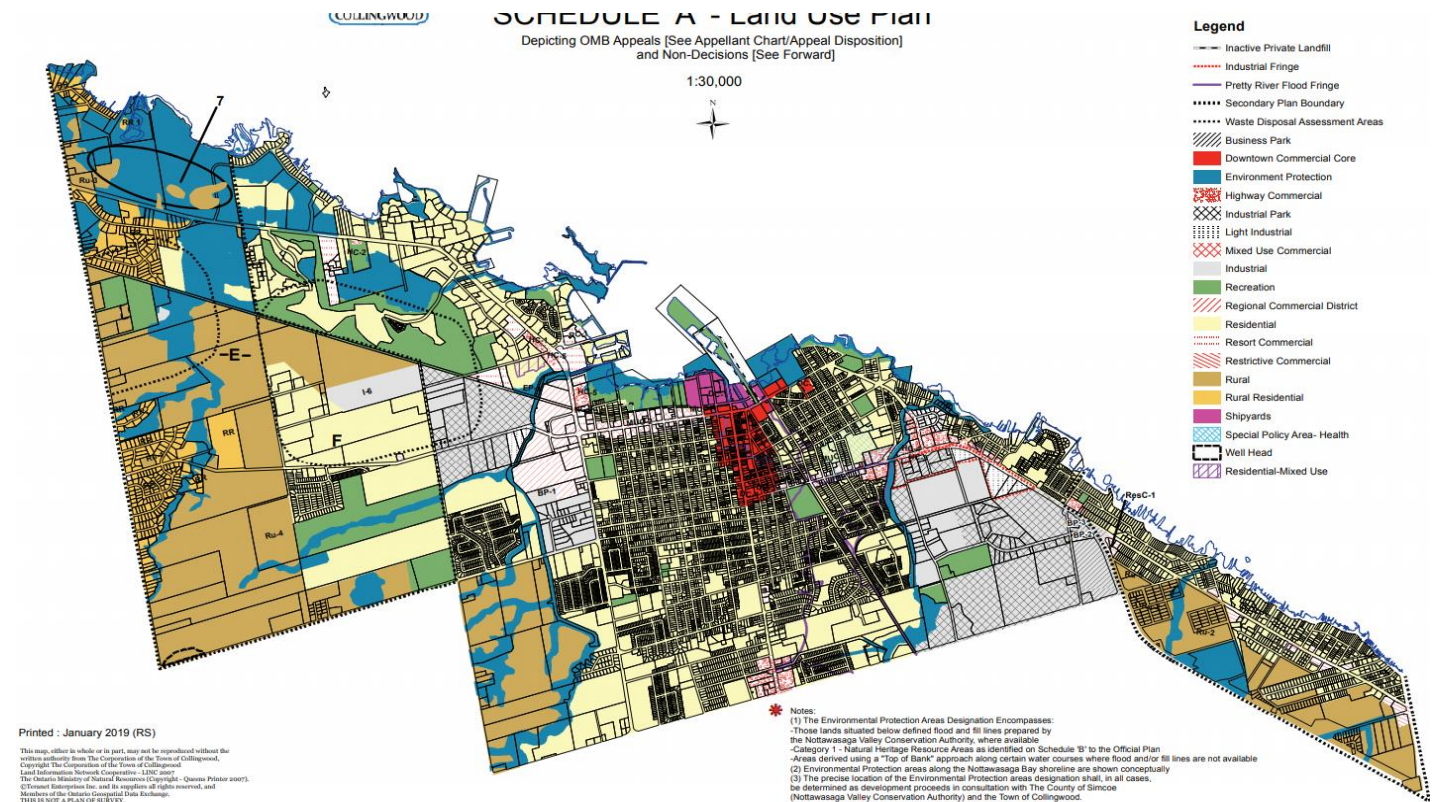


# What is an Official Plan?

*The document is used regularly as a guide for how and where development occurs.*

## Schedule A: Land Use Plan

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# What is an Official Plan? cont'd

**An Official Plan is a statutory planning tool that:**

- Manages growth – amount, location, type
- States 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

# Why Update the Official Plan?

- Provide Council with tools to address community change and manage growth
- Integrate the content of other plans
- Align with legislative and policy changes made by the Province and the County of Simcoe

***AND***

- Required by the Planning Act

# What will the Official Plan Update cover?

## Growth Management

How and where **should we grow**?

## Sustainable Development

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

## Housing Options

What **types of housing** will people live in?

## Community Design

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

## Greenlands (Natural Areas & Parks)

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

# What will the Official Plan Update cover?

**The Downtown and Waterfront**

How can we **strengthen our downtown and waterfront?**

**Transportation**

How should we **move around** and through our community?

**Municipal Infrastructure**

How should we manage the **servicing system?**

# Work Program

- Phase 1 **Project Start-Up**  
*(November 2019 to January 2020)*
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# Context: Provincial & County Policy

- Conform with Provincial legislation and policies
- Conform with the Simcoe County Official Plan
- Be integrated with the ongoing Simcoe County Municipal Comprehensive Review and their new Official Plan



# Context: Overview of Recent Studies

**Official Plan, 2004**  
Updated 2009, 2014 & 2019

**Waterfront Master Plan, 2016**

**Your Collingwood Business Matters Annual Survey, 2018**

**Parks, Recreation & Culture Master Plan, 2019**

**Master Traffic Study, 2019**

**Community Based Strategic Plan, 2015**

**Sustainable Community Plan, 2008**

**Active Transportation Plan, 2017**

**Natural Heritage System & Peer Review, 2011-2012**

**Cycling Plan, 2019**

**Public Library Strategic Plan, 2016**

**Fire Protection Services Master Plan, 2017**

**SGB Tourism Industry Workforce Housing Research & Business Case, 2018**

**Energy Conservation & Demand Management Plan, 2019**

# Context: Pending Plans

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

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

# Engagement Tools and Forums

12 ways to engage the Collingwood Community:

**Project Webpage**

**Email**

**6 Community Newsletters**

**Topic-Based Discussions**

**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**

# Today's Workshop – 8 Topics of Discussion

## 1. **Growth Management** – How and where should we grow? (jobs, businesses, housing)

- 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?

**Collingwood is projected to grow from just under 22,000 in 2016 to 33,400 by 2031 (over 10,000 new residents).**

### **Collingwood is required to:**

- Identify where growth should occur
- Achieve 40% of new housing units in existing neighbourhoods/mixed use areas
- Achieve a minimum density of 50 people/jobs per hectare for all greenfield development combined

# Today's Workshop – 8 Topics of Discussion

## 2. Sustainable Development – How can the community grow smarter to balance the changing needs of people and the environment?

- 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?

**The impacts of climate change are already being felt, including through more frequent and severe weather events, creating risks to public safety and damage to infrastructure and private property.**

### **Strategies to mitigate impacts of severe storms include:**

- Reducing the amount of paved surfaces
- Using green infrastructure/natural corridors to increase infiltration

Complete communities, which meet the daily needs of all residents, can also help reduce carbon emissions by reducing auto trips/trip lengths and support healthier communities.

# Today's Workshop – 8 Topics of Discussion

## 3. Housing Options – What types of housing will people live in to meet a wide range of needs?

- 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?

**Collingwood is experiencing housing availability and affordability challenges, with households struggling to find appropriate housing to stay in the community.**

### **The Town must ensure the housing supply includes:**

- A full range of housing types, including more compact and higher density options, to make efficient use of resources/amenities
- Affordable, assisted and barrier-free housing, within walkable areas
- Permitting 2 additional units in single-, semi- and townhouses

# Today's Workshop – 8 Topics of Discussion

## 4. **Community Design** – What should our community look like and how should we conserve cultural heritage?

- 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?

**Planning for good design supports the development of walkable, active communities and healthy living, in both existing areas, and new communities.**

**Community design can include:** street connectivity, streetscaping, accessible design, the orientation and location of buildings, how parking is provided, land use mix, access to services and amenities

**Compatible:** development or redevelopment which may not necessarily be the same as or similar to the existing development in the vicinity, but shall enhance the character of the community, while not creating any undue, adverse impacts on adjacent properties

# Today's Workshop – 8 Topics of Discussion

## 5. Greenlands (Natural Areas & Parks) – What role do the natural environment and parks system play in our community?

- 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?

**The natural heritage system is an important component of the Town's landscape and ecology – and is required to be protected in the Official Plan.**

### **The new Official Plan is required to:**

- Implement the Town's drinking water source protection policies
- Ensure that development is restricted on hazardous lands
- Enable an appropriate supply of parkland, including the potential for urban park types



# Today's Workshop – 8 Topics of Discussion

## 6. The Downtown and Waterfront – How can we strengthen our downtown and waterfront?

- 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?

**As the traditional heart of Collingwood, the downtown plays an important commercial, cultural, institutional and residential role.**

**There are a number of important considerations:**

- Residential intensification in the downtown can support the success of local businesses
- New development must be in accordance with the Heritage Conservation District
- Need to implement the Waterfront Master Plan (2016) which plans for mixed-use development and public open space along the waterfront

# Today's Workshop – 8 Topics of Discussion

## 7. Transportation – How should we move around and through our community?

- 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?

**Providing access to safe walking and cycling facilities contributes to healthier lifestyles, more accessible neighbourhoods for all ages and abilities and more complete communities.**

The way parking is planned and developed, including consideration of bicycle parking, can have a significant impact on the quality of Collingwood's built environment and how residents and visitors choose to get around.

**Complete streets:** streets planned to balance the needs of all road users, including pedestrians, cyclists, transit-users, and motorists

# Today's Workshop – 8 Topics of Discussion

## 8. **Municipal Infrastructure** – How should we manage the servicing system? (water and wastewater pipes and treatment, stormwater, electricity, gas, communications etc.)

- 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?

**In planning for new development, it is the Town's responsibility to minimize the cost of servicing, while optimizing the Town's past investments in public infrastructure.**

The Province requires that infrastructure investments that support planning goals, particularly meeting density and intensification targets and developing mixed-use growth areas, are prioritized.

This is also in the Town's best interest with respect to cost-effective investment.

# Today's Workshop – 8 Topics of Discussion

- Join the topics you are most interested in
  - Growth Management & Housing
  - Greenlands (Natural Areas and Parks) & Sustainable Design
  - The Downtown and Waterfront & Community Design
  - Transportation & Municipal Infrastructure
- “Law of two feet” – move from topic to topic whenever you want
- No plenary or wrap up, you are free to be on your way whenever you've shared all of your thoughts
- A “What We Heard” report will be posted following the workshop

# Next Steps

- On-line survey for input on the workshop results
- Small group discussions on planning issues with service clubs, community groups, seniors, youth
- Pop up information stations throughout Town

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