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Project Name: Collingwood Official Plan Update
Project No.: 2179
Date: December 4, 2020
Subject: Summary of Options and Recommendations Workshops

The following is a brief overview of the comments and questions received over the course of the 8 topic-specific workshops held on November 30/December 1, 2020. The workshops were held through the GoTo Meeting online platform, with participants having registered ahead of time through Eventbrite. All sessions were recorded and the recording are posted on the Town's project webpage.

The input received will be considered with respect to any revisions to the DRAFT Options and Recommendations Report, and/or as we begin to draft the new Official Plan, as appropriate.

November 30, 2020

Growth Management (10:00am)

Approx. 35 participants

- Support for more mixed use in commercial areas and throughout the Town
- Need for affordable housing/more housing options
- Importance of neighbourhood character when considering growth
- Need to balance increased density with focus on public spaces and on transportation infrastructure
- Interest in MTO by-pass plans
- Impact of pandemic on rising housing prices
- Interest in how rezoning works and impacts on planning approvals process
- Importance of reaching out to working families for input
- Interest in process for identifying centres, corridors and greenfield areas, and importance of opportunities for providing public input
- Interest in timing of the OP with respect to the County MCR and how some policies may have to wait; and what will happen if County doesn't agree with growth management approach
- OP shouldn't be too prescriptive, allow for things to evolve in unexpected ways
- Consider impacts of non-residential population
- Plan needs to determine how to deal with Secondary Plan areas
- Consider impacts of joint servicing agreements with other municipalities
- Support for the Town to evolve what is considered employment
- Need to make sure growth preserves natural areas
- Concern that there will be more growth than anticipated, and with the focus being on the historical downtown – intensification should be directed elsewhere
- Believe that there will be a greater surplus of employment land than anticipated due to older demographic
- Need to protect heritage character, should reference Heritage District Guidelines in Official Plan, and expand the Heritage District before expanding the downtown so appropriate guidelines are in place
- Direct intensification to First Street
- Lower parking standards in downtown



- Concern regarding monster homes
- Importance of parks

Sustainable Development (12:30pm)

Approx. 32 participants

- Importance of retrofitting buildings to move away from fossil fuels (i.e. electric, or other)
- Ensuring flexible designs to permit changes of use without need for redevelopment
- Consider UN Sustainability Goal 11
- Recognize buildings as 'legacies' that will be around for a long time and design accordingly (i.e. implement sustainable practices)
- Recognize sustainable development as development which uses existing buildings, infill development, denser development and mixed use development
- Support for using an overall sustainability lens as a foundation for the Official Plan
- Support for voluntary green building standards
- Emphasis of climate emergency and need to be as regulatory as possible, stronger language
- Importance of healthy communities leading to a healthy population
- Walkability important, including enough/upgraded infrastructure, and mixed uses so destinations are close
- Protect greenspace, wetlands and habitat of Species at Risk, avoid development of floodplains
- Importance of incentives for green buildings
- Prevent excessive use of pesticides
- Support for sun-setting approvals
- Need to ensure development pressures don't result in 'fast-tracking' developments without proper review
- Need for administration agreement on green initiatives so different Town departments don't hold up innovative projects
- Interest in sustainable tourism and solar panel installation

Housing Options (2:30pm)

Approx. 32 participants

- Need to balance density with amenities
- Need to work together with various levels of government for financial feasibility of affordable housing
- Balance between regulating development (i.e. added rules/requirements) and affordability
- Importance of more rental options
- Consider reducing costs of housing i.e. parking requirements
- Importance of additional residential units for broadening housing options
- Need high quality housing that will last, keeping with character
- Need for purpose built student housing
- Think about everything else that goes into a successful neighbourhood (i.e. sense of community, transportation, range of housing options)
- Identify housing as a human right
- Need to ensure that affordable housing target is adapted as circumstances change
- Consider a Town-wide Community Improvement Plan for affordable housing
- Consider support for tiny homes as an affordable option
- Importance of housing reflecting sustainability goals
- Ensuring full range of emergency housing types are permitted
- Issue of short term accommodation and impacts on affordability of housing
- Need to ensure affordable housing is mixed throughout the community, avoid ghettoization
- Look at other housing types, such as duplexes or triplexes



- Need to ensure mechanism is in place for ownership affordable housing receiving public funding to ensure units are not then resold at non-affordable prices

Community Design (6:30pm)

Approx. 45 participants

- Define what is meant by community in terms of scale
- Importance of relationship between urban design and architecture
- Importance of mixed use hubs
- Importance of heritage conservation and compatible development
- Interest in the mechanisms of architectural controls
- Need to reduce carbon footprint of new development
- Importance of developing community facilities as residential develops
- Importance of amenities: performing arts centre, community gardens etc.
- Need to think carefully about going from passive to more regulatory language for urban design and the need to provide very clear direction
- Risk of architectural control panels commenting on things they don't have expertise on
- Mixed use hubs should be permitted but not required – allow the market to decide if feasible
- Protect heritage character of downtown
- Understand how higher and denser development could help to support transit and walkability
- Need to bring more people to live near downtown and main streets to support its businesses and street life
- Emphasize Collingwood's uniqueness, create a destination and hub where people want to visit, encourage major facilities to locate in downtown
- Consider closing streets to cars to create destinations
- Support need for heritage impact assessments, consider expanding heritage protections
- Make more use of Collingwood's laneways, make them more attractive as pedestrian connections
- Importance of better streetscaping, innovative projects like for patios, and attractive transit stops
- Importance of traffic calming for making safer streets
- Need for a user friendly Official Plan document
- Support creation of a Town Centre – opportunity on the arena property?
- Need to provide opportunities for and design the Town to be attractive to youth to support the future

December 1, 2020

Greenlands (9:00am)

Approx. 28 participants

- Interest in and importance of process for refining boundaries of the Natural Heritage System (NHS)
- Desire to ensure that conservation authorities are consulted
- Support for greater protection of natural areas than Provincial requirements
- Importance of natural areas and mature trees for carbon sequestration
- Greater emphasis on environment as a key value
- Greater clarity/consistency/effectiveness for flood plain protection
- Strengthen protection for trees, as well as replacement/compensation requirements for new development
- Would like trails in natural areas
- Increase tree coverage of the Town
- Try to better integrate natural heritage and urban greening objectives
- Interest in opportunities for requiring specific development standards and limits on permitted uses within buffer lands



- New development shouldn't jeopardize protection of environment. Consider requirements for developers to compensate for developing natural areas (i.e. tree planting)
- Ensure that sufficient buffer around NHS is in place and enforced (minimum 30m)
- Interest in promoting linkages
- Work with adjacent municipalities regarding natural areas that cross boundaries
- Consider better integration of natural heritage in built up areas, rather than being 'walled away'

Downtown and Waterfront (11:00am)

Approx. 45 participants

- Need higher standard of urban design/landscaping
- Need more attractive transition area between downtown and waterfront to improve waterfront access
- Create a major destination/facility on waterfront
- Provide a better definition of waterfront, downtown and the role of corridors
- Importance of heritage landscape/mature trees in downtown
- New buildings must function similarly to heritage buildings i.e. relation to the public realm
- Need better recreational activity on waterfront and placemaking
- Concerned about views to the waterfront and the impacts of new development
- Provide other options for travelling downtown/to the waterfront i.e. transit from larger parking lots
- Preserve heritage character and ensure new development is compatible
- Explore new parking solutions, such as structured parking
- Balance the downtown experience with maintaining a strong commercial role
- Recognize the downtown needs continual investment and care
- Need to continue to explore the tension between heritage conservation and increased intensification
- Maintain the same heritage feel at street level through redevelopment (i.e. appropriate step-backs), including areas beyond Hurontario
- Arts and Culture Centre (ACC) Feasibility Study likely to start soon so could dovetail well with Official Plan
- Downtown can't just be a museum if we want to attract young people (i.e. modern buildings)
- Need to better promote Collingwood
- Parking solutions should be short term due to changing transportation trends that might reduce car ownership
- Waterfront property should stay in public ownership
- Consider the seasonal nature of visits to the waterfront
- Cultural facilities needs more attention

Transportation (3:00pm)

Approx. 20 participants

- Should view streets as more than space for cars to move through, consider how they add to public space
- Prioritize pedestrians and cyclists
- More and better connected bike lanes and bike racks
- Prefer less parking downtown
- Issues with how to direct traffic around Collingwood and coordinating with adjacent municipalities
- Need safer streets for cyclists and pedestrians
- Consider closing roads for cars (or at least temporarily)
- Need accessible transit for ageing population
- Support for recreational cycling (separated/buffered lanes)
- Need winter maintenance of active transportation routes
- Not everyone is a cyclist so should also focus on pedestrians
- Should limit drive-throughs, especially with anti-idling by-law



- Need electrical vehicle infrastructure
- Need investment instead of just talk in cycling infrastructure – the on-road cycling network is insignificant compared to the road network and people are not going to bike unless their entire route is safe, connectivity is not there yet. There are more off-road trails but they do not have winter maintenance

Municipal Infrastructure (6:30pm)

Approx. 15 participants

- Need to clarify cost to connect to municipal services where they are available
- Importance of coordination regarding joint servicing between municipalities
- Interest in public private partnerships
- Importance of putting servicing/utilities underground and contribution to resiliency; need to make it easier/cheaper
- Need to build back the appropriate character in areas like along First Street, greater focus on urban design, trees, slower speeds and pervious surfaces
- Need to explore green energy opportunities
- More green infrastructure study is needed
- Interest in how to implement green energy generation with denser development
- Exploring other innovative green building strategies