



DEVELOPMENT & OPERATIONS SERVICES STANDING COMMITTEE REPORT TO COUNCIL

Tuesday, October 13, 2020

Submitted to: Mayor and Council

Subject: Development & Operations Services Standing Committee Meeting

RECOMMENDATION

That Council receive the Development & Operations Services Standing Committee Report from the meeting of Tuesday, October 13, 2020 as presented.

Present: Councillor Doherty
Councillor Hamlin
Mayor Saunderson
Deputy Mayor Hull
Councillor Jeffery

Staff: Sonya Skinner, (A) CAO
Becky Dahl, Deputy Clerk
Adam Farr, Director, Planning
Peggy Slama, Director, Public Works, Engineering & Environmental Services
Stefanie Hochrein, Recording Secretary

1. CALL OF STANDING COMMITTEE TO ORDER

Chair Councillor Doherty called the Development and Operations Services Standing Committee to order at 5:00 p.m. and provided recognition and acknowledgement of the traditional territory of the Indigenous peoples.

2. ADOPTION OF AGENDA

DEVT-068-2020

Moved by Member Councillor Hamlin
Seconded by Member Mayor Saunderson

THAT the content of the Development & Operations Services Standing Committee Agenda for October 13, 2020 be adopted as amended:

- Correction to Staff Report PW2020-18 re: update to the Ministry named in the report and recommendation from the Ministry of the Environment, Conservation and Parks to the Ministry of Municipal Affairs and Housing.

CARRIED.

3. DECLARATIONS OF PECUNIARY INTEREST

None.

4. BUSINESS ARISING FROM THE PREVIOUS MEETING

None.

5. DEPUTATIONS

Expanding the Definition of "Microbreweries" in the Zoning By-law

Dana Kaluzny and Mike Noonan on behalf of Endswell Beer, addressed the Standing Committee requesting consideration to amend the Zoning By-law to extend the definition of "brewery" to include small-scale brewing facilities and brewpubs to be permitted in all commercial, industrial, agricultural, rural and recreational zones.

Matthew Pretty inquired if the deputants would consider a location on the bus route to ensure safe and accessible transportation.

The Standing Committee expressed their support to amend the Zoning By-law noting the positive impact of small-scale brewing facilities and brewpubs on the local economy, and inquired about site specific process and timelines.

Director Farr provided pertinent information regarding the current Zoning By-law and discussed a site specific process versus a Town wide amendment.

DEVT-069-2020

Moved by Member Deputy Mayor Hull
Seconded by Member Mayor Saunderson

THAT the Development & Operations Services Standing Committee refer the request to amend the Zoning By-law to extend the definition of "brewery" to staff for review.

CARRIED.

6. STAFF REPORTS

PW2020-18 Water Financial Plan

Manager McGinnity provided an overview of the Municipal Drinking Water Licence renewal process under the Safe Drinking Water Act, 2002. Manager Sloan reviewed the Statement of Operations, Statement of Financial Position, Statement of Cash Flows, and the Statement of Net Financial Assets/Debt, and noted the Town is in very good financial position with respect to their Drinking Water System.

The Standing Committee inquired about funding non-growth related capital improvements and growth related capital improvements, sharing the expansion of the water treatment plant with New Tecumseth, and requirement to review the plan.

DEVT-070-2020

Moved by Member Mayor Saunderson
Seconded by Member Deputy Mayor Hull

THAT Council approve the Collingwood Water Financial Plan completed by Hemson dated September 2020, confirming the Collingwood drinking water system is financially viable;

AND THAT Council herein direct Staff to submit the Financial Plan to the Ministry of Municipal Affairs and Housing prior to the November 12, 2020 deadline.

CARRIED.

P2020-23 Current Development Activity, Emerging Issues & Trends and Town Response

Director Farr provided an update with respect to the Official Plan noting it is moving into the fourth phase "Directions and Options" and encouraged members of the Standing Committee and the public to visit Engage Collingwood to review discussion papers and upcoming consultation events in November.

Director Farr reviewed multi-storey projects that are currently under review and pending, emerging trends and issues with planning in west Collingwood, waterfront area development, infill, and new neighborhoods, processes for pre-consultation, zoning by-laws/site plans, subdivisions, and Committee of Adjustment, and discussed staff's response with respect to urban design, communications, team building, and strategic alignment.

Matthew Pretty inquired about site safety and tree management throughout the construction period.

The Standing Committee inquired about commercial development in the downtown, traffic, parks, demographic considerations, brownfield land redevelopment, pre-consultation process with developers, site specific infill concerns, subdivision extension requests, and a planning fee review.

DEVT-071-2020

Moved by Member Deputy Mayor Hull

Seconded by Member Councillor Jeffery

THAT Staff Report P2020-23 "Current Development Activity, Emerging Trends & Issues and the Town Response" be received;

AND FURTHER THAT in order to address the general direction of Council, legislative changes, changes within the community and development trends and influences, Council endorse the initiatives described in this report P2020-23 with regard to the Town's administration of the Planning Act including:

- updating development review/approvals processes
 - pre-consultation application update requirements
 - review of development proposals prior to pre-consultation
 - process changes in review of applications in different categories to address issues and create more predictable outcomes
- updating the land use and regulatory framework:
 - completing the update to the Official Plan
 - preparing for review of the Zoning Bylaw
 - reviewing and identifying any necessary updates to other bylaws

- bringing forward for Council consideration special studies and related actions in accordance with Council direction and/or to implement the Town's Community Based Strategic Plan.
- raising the profile of urban design through:
 - a review of urban design outcomes of Town bylaws and processes
 - engaging in discussions with applicants on urban design as part of development proposals; and
 - the collection of urban design submissions at the application stage in accordance with the attached urban design submission terms of reference as may be updated by staff from time to time (Appendix 2)
- conducting urban design peer reviews of projects on a case by case basis in the development process to promote design excellence in the community; and
- developing and adopting urban design guidelines for the purposes of evaluating development applications in areas experiencing redevelopment including but not limited to the Balsam Street area that encompasses the properties located at 20, 150 and 200 Balsam St.;
- integrating an economic development lens into the overall function of the Planning and Building Department which includes Building, Bylaw, Economic Development and Planning; and
- engaging in ongoing continuous improvement initiatives to ensure the Town is adopting best practices and that all departments are aligned in development review/approvals service delivery.

CARRIED.

P2020-24 128 St. Paul Street Site Plan Control Minor Adjustment

Director Farr provided an overview of the redevelopment proposal for 128 St. Paul Street to convert the existing boarding home into a hotel.

DEVT-072-2020

Moved by Member Councillor Jeffery

Seconded by Member Councillor Hamlin

THAT Staff Report P2020-24 be received and Council approve the processing of the proposed redevelopment of 128 St. Paul Street as a minor adjustment to a site plan control agreement;

AND FURTHER THAT Council approve the site plan development drawings for the proposed property municipally addressed as 128 St. Paul Street, subject to the following conditions:

- Receipt for the following to the satisfaction of the Director of Planning and Building Services:
 - Revision of the Landscape Plan to include Town planting details.
 - Revision of the Site Plan and Landscape Plan to include a box for the approval stamp in the lower right corner.

CARRIED.

7. REPORTS/MINUTES OF OTHER COMMITTEES/BOARDS

Collingwood Heritage Committee

Standing Committee requested the bike shelter designs be circulated and discussed juxtaposition in Heritage architecture and upholding the Heritage By-law. Director Farr noted the Heritage Committee has been successful in securing Michael McClelland to speak at their November meeting.

Matthew Pretty inquired about the Dorchester apartment renovations.

DEVT-073-2020

Moved by Member Councillor Hamlin

Seconded by Member Mayor Saunderson

THAT the minutes of the regular Collingwood Heritage Committee meeting held September 21, 2020 and the special Collingwood Heritage Committee meeting held October 5, 2020 be received.

CARRIED.

8. DEPARTMENTAL UPDATES/DISCUSSION

*Updates (if any) on Department operations / initiatives / projects

Update on Accessible On-demand Shuttle Service, Director Slama

Director Slama provided the Standing Committee with an update to the accessible on-demand shuttle service noting ACE cabs extended their service through the first of October and may still be able to address requests on a one-off basis for a limited time. Director Slama confirmed a review of accessible transit services will be included in the upcoming Transit Study and staff will provide a report as soon as possible that presents options to Council for the continuation of an on demand accessible transit service.

Matthew Pretty addressed to Committee to request the Town invest in electric buses.

Transit Bus Purchase Updates, Director Slama

Director Slama provided an update to the Standing Committee to the Transit Bus Purchase noting the Town was approved for funding that covers the purchase of eight replacement buses over the next eight years and the first order for two new diesel buses has been placed. Director Slama further noted Collingwood's Climate Emergency Declaration and discussed considerations for the investment in electric buses in the future.

Matthew Pretty addressed the Committee to note the importance of the customer experience with respect to the Town transit system.

9. PUBLIC DELEGATION(S) (maximum 5 minutes per delegation)

None.

10. OTHER BUSINESS

Vice Chair Hamlin inquired about the traffic issue at Pine Street and First Street with respect to the Starbucks establishment. Director Slama confirmed staff are in discussions with the OPP and management at Starbucks and will provide an update at a future meeting.

Vice Chair Hamlin discussed residents' concerns and suggestions with respect to speeding on Findlay Drive. Director Slama advised a traffic calming policy will be coming forward at the end of the year and the policy will include an opportunity for all residents to voice their concerns for consideration of traffic calming measures in their respective neighbourhoods.

11. ADJOURNMENT

Moved by Councillor Jeffery

THAT the meeting of the Development and Operations Services Standing Committee adjourn at 8:19 p.m. **CARRIED**