



REPORT

Development Services - Planning

TO: Planning and Economic Development Committee

FROM: Kyle Rainbow, Director Development Services

DATE: March 18, 2024

REPORT: DS-20/24 **FILE NO.**

SUBJECT: Supplemental Downtown Conceptual Renderings

BACKGROUND:

On March 28, 2022, Council approved the Uxbridge Downtown Revitalization Strategic Plan and Action Plan. The plan incorporated the recommendations of The Planning Partnership (TPP) who had been engaged by the Township to facilitate and develop 3D renderings for the Uxbridge Downtown Area (the ‘Downtown’) between 1st Avenue on Brock Street East and Cedar Street on Brock Street West. The TPP report was approved by Council on February 7, 2022.

Further to the work produced by TPP and to advance the objectives of the Uxbridge Downtown Revitalization Project, staff have engaged H.Bee Architecture Limited to develop two additional conceptual renderings that showcase the potential of redevelopment sites within the Downtown area. These renderings are not intended for construction but instead intended to serve as tools to communicate key characteristics of our downtown vision to potential developers. The identified sites are at the intersection of Brock Street W and Spruce Street.

DISCUSSION:

The renderings emphasize architectural facades influenced by the Brock Street Heritage Guidelines to be sympathetic and complimentary to the urban design of Uxbridge’s unique downtown. Staff and the design team from H.Bee Architecture Limited’s goal in producing these visualization was to seamlessly blend the historical charm of Uxbridge with contemporary design.

Notable features include:

- Street-level retail integrating patios that encourage pedestrian engagement, provide public space and an activated streetscape,
- Street-facing balconies providing eyes on the street promoting community safety and well-being.
- Façades detailed with period-appropriate materials such as brick and stone cornices and sills, and heritage-sympathetic window design.
- Lighting, signage, awnings and street furniture that complement the historic look of Uxbridge's downtown.
- A central plaza / courtyard that provides a dynamic gathering space with seating and greenery.
- Pedestrian-Friendly, Age-friendly and Accessible design: Wide sidewalks, barrier-free storefronts and ample outdoor seating
- Incorporates unique features of the Township's "lost-heritage": historic buildings that previously inhabited the site and have since been demolished
- Provides a gateway feature that gives a sense that residents and visitors are entering the Railway Historic District

ALIGNMENT TO STRATEGIC PRIORITIES:

These renderings and the recommendations of this report align with the Township's 2023-2026 Uxbridge Strategic Plan priorities:

- A vibrant and Growing Economy by ensuring the Township of Uxbridge is 'open for business' and places priority on the Downtown, and leveraging heritage cultural assets to drive economic advantage.
- Collaboration and Partnerships by exploring new partnerships
- Community Well-Being by promoting enhanced community safety and liveability

Additionally, this report advances the priorities of the Uxbridge Downtown Revitalization Strategic Plan and Action Plan priorities:

- Promoting increased economic viability of the downtown
- Working with developers and property owners to explore opportunities to redevelop downtown properties, both for commercial and residential purposes
- Promoting community safety, age friendliness and an engaging streetscape by locating parking in-building and incorporating patios, and areas to sit and visit.
- Accessibility by seeking ways to work with businesses and property owners to improve accessibility throughout the downtown.

- Marketing and promoting the downtown

RECOMMENDATION

THAT Report DS-20/24 of Kyle Rainbow, Director of Development Services re:
Supplemental Downtown Conceptual Renderings be received for information;

AND THAT Planning and Economic Development Committee direct staff to post these renderings on the Uxbridge Downtown Revitalization Web Page and incorporate these renderings into the existing promotional video for Uxbridge's downtown in order to effectively communicate the Township's Downtown Revitalization vision to potential developers, investors, and the broader community.

Respectfully Submitted by:

A handwritten signature in black ink, appearing to read 'IKR', is written over a horizontal line.

Kyle Rainbow
Director, Development Services