

**PUBLIC MEETING MINUTES**

**PLANNING COMMITTEE**

**Monday, September 16, 2024  
UXBRIDGE COUNCIL CHAMBERS  
51 TORONTO STREET S. UXBRIDGE, ONTARIO**

**COUNCIL PRESENT: MAYOR DAVE BARTON  
BRUCE GARROD, REGIONAL COUNCILLOR  
PAM BEACH, COUNCILLOR  
GORDON SHREEVE, COUNCILLOR  
ZED PICKERING, COUNCILLOR  
WILLIE POPP, COUNCILLOR**

**COUNCIL ABSENT: TODD SNOOKS, COUNCILLOR**

**STAFF PRESENT: KRISTI HONEY, CAO  
DEBBIE LEROUX, DEPUTY CAO/DIRECTOR OF  
LEGISLATIVE SERVICES/CLERK  
TOBI LEE, DIRECTOR OF FINANCE/TREASURER  
EMILY ELLIOTT, DEPUTY CLERK  
LAURA RUPPRECHT, LEGISLATIVE COORDINATOR  
AMANDA FERRARO, DIRECTOR OF COMMUNITY  
SERVICES  
HILARY WILLIAMS, DIRECTOR OF BY-LAW AND ANIMAL  
CONTROL  
JENNIFER BEER, PERMITS & APPROVALS ANALYST  
MIKE KLOSE, CHIEF BUILDING OFFICIAL  
MARC ANTHONY MILLER, PLANNING TECHNICIAN  
HALEY DICKSON, PLANNING TECHNICIAN  
ELAINE LEUNG, MACAULAY SHIOMI HOWSON**

**1. CALL TO ORDER by Councillor Shreeve, Co-Chairman of the Planning Committee**

Councillor Shreeve called the Public Planning Committee Meeting to order at 1:30 p.m.

**2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

There were none.

**3. CHAIRMAN'S REMARKS ON THE PURPOSE OF THE MEETING**

Township File Nos. Official Plan Amendment (OPA 73) and Zoning By-law Amendment 2024 (ZBA 2024-06)

Applicant: Township of Uxbridge

**4. PURPOSE AND EFFECT OF THE REVIEW**

The purpose of the Official Plan Amendment and related Zoning By-law amendments is related to the implementation of the Downtown Revitalization Strategic Plan & Action Plan. In particular, Goal # 2 which directs that the Official Plan and Zoning By-laws should be reviewed to ensure sympathetic

development in the Downtown, and Goal #3 establish a downtown that is pedestrian focused.

Specific Official Plan modifications proposed include enhanced policy direction and regulations regarding the provision of non-residential uses on the ground floor of buildings including on Toronto Street and Main Street; revised approach to height including additional direction regarding design and maximum heights recognizing changes to the Planning Act which no longer permit bonusing; additional direction regarding urban design including with respect to a Town Square and the maintenance of heritage buildings and their incorporation into new development. The proposed zoning amendments will implement the proposed policy directions where applicable.

Elaine Leung, Macaulay Shiomi Howson advised that she was in attendance to speak to the Township of Uxbridge's Downtown Revitalization initiatives, implementation and Official Plan and Zoning By-law Amendments on behalf of the Applicant, the Township of Uxbridge. With the assistance of a PowerPoint presentation, Ms. Leung provided Committee with a background on the project including initiation of the Downtown Revitalization project in 2020. Since then the Township has been working to implement the Plan's vision, goals and key actions.

Ms. Leung explained that the Township has identified a number of minor amendments required to allow for the short-term implementation of the Action Plan. These amendments provide additional policy and regulatory direction with respect to urban design, as well as updates to height and density parameters and will update the Official Plan and Zoning By-law to reflect changes to the Planning Act, the new Provincial Planning Statement and the recently approved Envision Durham Official Plan.

Ms. Leung advised that the proposed amendments are designed to maximize the potential for high quality redevelopment in the Downtown as directed by the Action Plan including the creation of a Town Square, new Residential and Mixed-Use Development, enhanced parks and open space and enhanced streetscapes.

#### **Questions from Committee**

There were none.

#### **5. PUBLIC PARTICIPATION**

Diane Bernard - 58 King West, Uxbridge - Ms. Bernard spoke to her concerns regarding parking in the downtown and inquired as to where parking is proposed. Ms. Bernard also expressed her concerns about the possibility of 5 to 6 floor buildings going in the downtown.

Mayor Barton advised that underground parking is being encouraged wherever possible as well as commissioning a parking study to find ways to accommodate parking in the downtown.

Ms. Bernard suggested that in order to make the Town Square more inviting that small stores, bistros, seating areas and games be included in it's design.

Elaine Leung, Macaulay Shiomi Howson spoke to building height in the downtown and advised that new policies have been introduced to allow for a maximum of six storey buildings and that it is up to the developer to decide what is appropriate for their proposal.

Mayor Barton explained that to facilitate underground parking and cover associated costs, buildings would need to be five to six storeys.

Patricia Kerfoot - 153 Brock Street East, Uxbridge - Ms. Kerfoot spoke to her concerns regarding tall buildings in a small town and suggested constructing a parking lot outside of the downtown.

Kathy Wasylenky - 173 Maple Street, Uxbridge - Ms. Wasylenky spoke to making the downtown age friendly and her hopes to see some kind of accommodation for seniors. Ms. Wasylenky also spoke to the problems in the lower Brock Street area including vacant stores and buildings. Ms. Wasylenky suggesting improving the façade the former IGA store at the south/west corner of Brock Street and Toronto Street. Ms. Wasylenky also spoke to the lack of washrooms and felt that reliance on Library washrooms is not a good long-term solution. Ms. Wasylenky advised that she was in favour of prioritizing the Town Square and suggested that Committee look at European Town Squares for inspiration.

Regional Councillor Garrod advised that the Township's Age Friendly Committee has been advised and will be consulted on the project.

Regional Councillor Garrod also spoke to proposed housing for seniors coming to the community.

Councillor Pickering spoke to the difficulties seniors and young people face in finding affordable and/or available housing in the downtown and the hopes that this plan will help to rectify that problem.

Wynn Walters - 44 First Avenue, Uxbridge - Mr. Walters spoke to affordable housing and what it means to this Council. Mr. Walters also inquired as to who is responsible to absorb the difference between market price and what is considered affordable housing.

Regional Councillor Garrod explained that it is difficult to establish what affordable housing means from one community to another and that "affordable housing" is a term used by the Province. Regional Councillor Garrod spoke to the Kindred Works project wherein the Region of Durham stepped in to make a number of the units affordable through the use of public funds. Councillor Garrod advised that it is difficult to find a developer to make a development affordable.

Mayor Barton advised that the Township is looking at a number of government sources of funding.

Sarah Reid - 28 First Avenue, Uxbridge - Ms. Reid advised that she lives next to the former Trinity United Church and spoke to her concerns regarding work done to the CIBC building. Ms. Reid advised that she is not in favour of six storey buildings and that they are not appropriate in a small town. Ms. Reid suggested that more be done for areas east of Toronto Street on Brock Street.

Mayor Barton clarified that nothing is being done to the CIBC building and that the area east of Toronto Street will be looked at for redevelopment.

Councillor Popp spoke to the size of buildings in the downtown and the Township's Downtown Revitalization Plan. Councillor Popp explained there needs to be a degree of flexibility to bring developers to the table.

Roger Varley, Cosmos Newspaper - Mr. Varley inquired as to when the Official Plan Amendments come into force.

Elaine Leung explained that a staff report has been prepared including zoning by-laws to adopt the Official Plan and Zoning By-law amendments. Once these amendments are adopted there will be an opportunity to appeal the decision. Absent any appeals, the amendments will come into force after the close of the appeal period.

Don Andrews - 9B South Balsam Street, Uxbridge - Mr. Andrews advised that he is a business owner in the downtown. Mr. Andrews expressed his concerns with the former Shell site. Mr. Andrews also spoke to the need to have something in place to encourage independent businesses over chain restaurants and stores in the downtown and the need for a grocery store for seniors and people living in the downtown.

Craig Marlatt - 23 Russell Barton Lane, Uxbridge - Mr. Marlatt advised that he is a member of the Downtown Revitalization Committee and that he feels the Township has prepared an appropriate plan for a growing town and is in support of the proposed amendments.

Kathy Wasylenky - Ms. Wasylenky spoke to current store vacancy rate and opined that adding more space will impact existing businesses and contribute to more vacancies. Ms. Wasylenky inquired how this project will be funded by Township.

Mayor Barton explained that there are not a lot of storefronts in the downtown that are ready to be occupied, and that adding turn-key facilities will attract businesses. Mayor Barton advised that Council is looking at plans which provide for residential space on top and commercial space below.

Mayor Barton also spoke to the new urban provincial park and the investment and economic boost associated. Mayor Barton explain that the Township is obligated to adhere to the Provincial Plan which speaks to growth. Mayor Barton advised that lands in the downtown will be sold to developers to develop in accordance with the Township's Plan and vision for the downtown, and will not be funded by the Township.

**6. OTHER BUSINESS**

There was none.

**7. ADJOURNMENT**

The Mayor advised that an additional seven (7) days from the date of this meeting would be allowed for further submission to the Township Clerk of any written comments.

The Mayor adjourned the meeting at 2:37 p.m.