



REPORT

Development Services

TO: Planning Committee

FROM: Elizabeth Howson
Macaulay Shiomi Howson Ltd.

DATE: August 22, 2024

REPORT # DS 47/24

FILE: OPA 73, ZBA 2024-06

SUBJECT: Downtown Revitalization Strategic Plan & Action Plan
Implementation Official Plan and Zoning By-law Amendments

BACKGROUND :

The Township Official Plan establishes in Section 1.2.2 a detailed Downtown Vision which identifies the Downtown as:

“... the vibrant focus of a thriving small town set in rolling hills and reflecting its strong agricultural heritage.”

The policies in the Official Plan were designed with the intention of supporting this Vision and the Township has been pro-active in working to implement the Vision.

As part of this pro-active approach, the Township initiated the Downtown Revitalization project in 2020 with the objective of developing an action oriented plan for the future of Downtown. The Downtown Revitalization Strategic Plan & Action Plan was completed in 2022 (found under separate cover).

Since the completion of the Plan, the Township has worked to implement the Plan’s vision, goals and key actions. This includes the preparation of conceptual drawings of future redevelopment the Downtown, including a Town Square, to serve as tools to communicate the vision and key characteristics of Downtown to future developers and private property owners. In addition, the Township has

coordinated with the Lake Simcoe Conservation Authority (LSRCA) to put in place regulations to allow the development of properties no longer impacted by the floodplain as a result of the completion of a construction project to replace a series of large culverts under Brock Street East in the Downtown

A Key Action identified in the Plan is

“Review/revise Official Plan, Zoning By-laws etc. re: sympathetic development in the Downtown and incorporating TPPs recommendations (Annex B):

- A mix of uses within buildings is essential to provide the opportunity for more housing and people living Downtown. All new buildings should be designed and located to front onto Downtown streets. They should have windows, doors and active internal spaces that contribute to the activity and vibrancy of the Downtown.
- There is an opportunity to create beautiful landmark buildings at all corner locations in the Downtown, including along Brock Street and most importantly at Gateways that bookend the main street.
- Any new buildings should be designed to be compatible and sympathetic to the context of Downtown:
 - Taller buildings should be stepped back to maintain a consistent pedestrian scaled street wall.
 - Transition should be provided to taller, larger buildings.
 - The height and massing of new buildings around the historic four corners should be kept to 4 to 5 storey (sic).
 - Consider distinct architectural characteristics of historic buildings into new buildings.
 - The presence of heritage buildings is a key feature of Downtown; these should be maintained, restored and/or incorporated into new developments wherever possible.”

In accordance with this direction, and experience working with the Official Plan and Zoning By-law through the implementation process, a number of minor amendments have been identified which are required to allow for the short term implementation of the Downtown Revitalization Strategic Plan & Action Plan. These primarily include additional policy and regulatory direction with respect to urban design, as well as updates to the policies and regulations regarding height and density. The proposed Official Plan and Zoning By-law Amendments are found in Appendices A and B respectively. In addition, the proposed amendments to the Official Plan are consolidated with the existing policies in Appendix C.

The amendments refine the directions in the current Official Plan (See Schedule A to the Plan attached which identifies the Downtown). They conform with the current Regional Official Plan which designates the Downtown as a “Regional Centre”. Further, the amendments generally conform with Envision Durham, the

recently adopted Regional Official Plan which is still waiting approval, and includes the existing Downtown as part of a “Rural Regional Centre”.

The amendments are also consistent with the new Provincial Policy Statement (PPS) which has been issued by the Province and will be effective October 20, 2024. The new PPS directs (Section 2.4) that:

“Planning authorities are encouraged to identify and focus growth and development in strategic growth areas.”

Section 2.4.1.2 and 2.4.1.3 provide additional direction including Section 2.4.1.3 which indicates that planning authorities should:

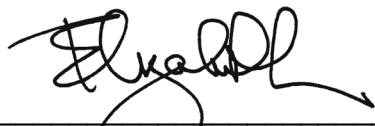
- a) prioritize planning and investment for infrastructure and public service facilities in strategic growth areas;
- b) identify the appropriate type and scale of development in strategic growth areas and the transition of built form to adjacent areas;
- c) permit development and intensification in strategic growth areas to support the achievement of complete communities and compact built form.....”

The amendments are being proposed at this time as they are required to allow the short term implementation of the Downtown Revitalization Strategic Plan & Action Plan, recognizing that it will be some time before a new Township Official Plan can be prepared and adopted to implement the new PPS and Envision Durham.

RECOMMENDATION:

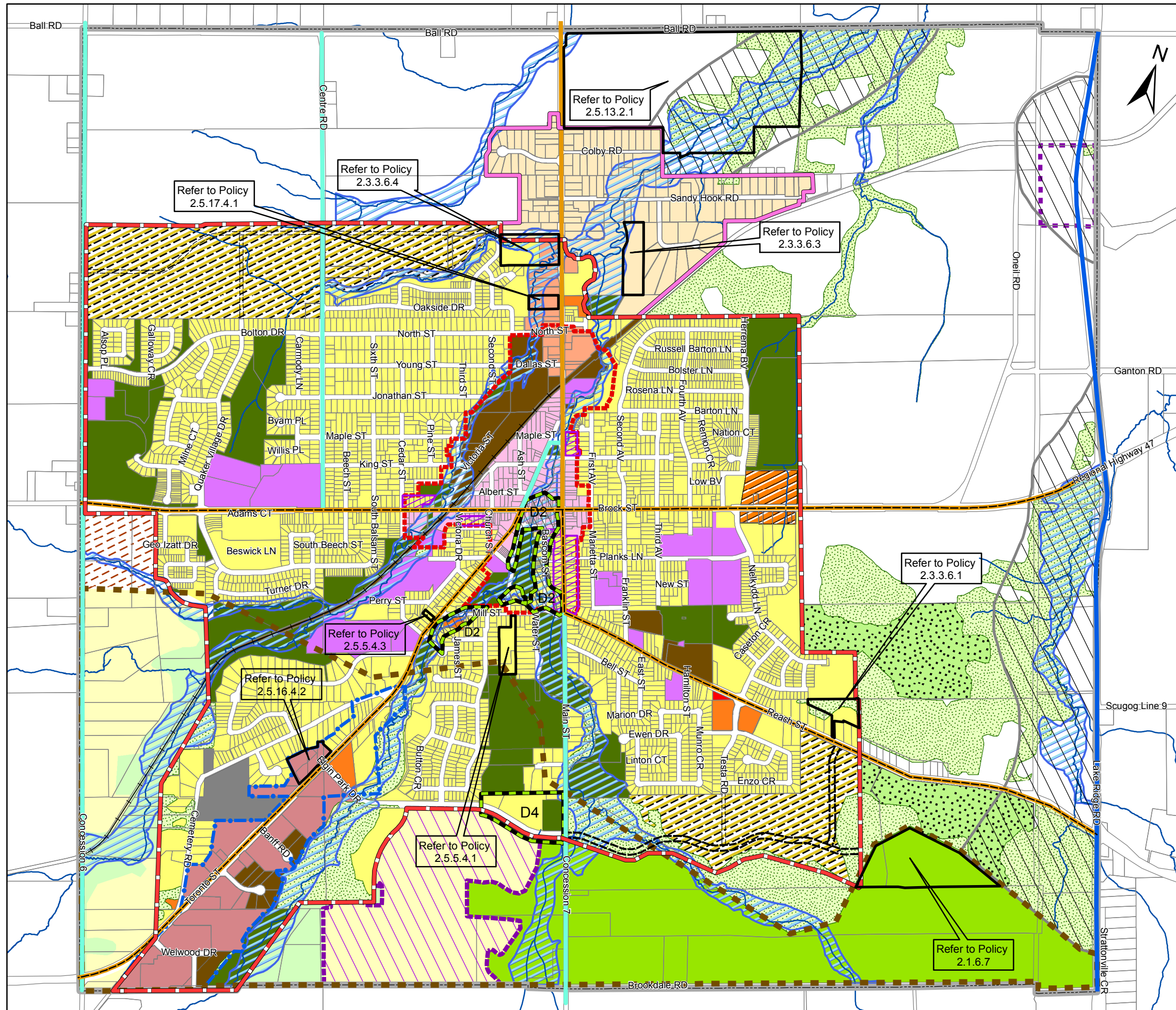
1. That the Report DS 47/24 re: Downtown Revitalization Strategic Plan & Action Plan Implementation Official Plan and Zoning By-law Amendments be received; and,
2. And that Council consider the results of the public and agency review, including the statutory public meeting, and all technical comments, prior to considering any final recommendation with respect to the proposed Downtown Revitalization Strategic Plan & Action Plan Implementation Official Plan and Zoning By-law Amendments.

Submitted by:



Elizabeth Howson, MCIP, RPP
Macaulay Shiomi Howson Ltd.

Schedule "A" Land Use and Transportation Plan Uxbridge Urban Area Official Plan of the Township of Uxbridge



Transportation

- Type A Arterial
- Type B Arterial
- Collector Road
- Regional Transit Spine
- Potential Future Collector Road
- Proposed Local Road

Natural Heritage

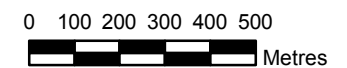
- Natural Hazard Area
- Environmental Constraint Area
- ~~~~~ Watercourses & Waterbodies

Oak Ridges Moraine

- Oak Ridges Moraine Conservation Plan Area Boundary
- Countryside Area
- Natural Linkage Area
- Natural Core Area

General Land Use

- Secondary Plan Area
- Urban Area Boundary
- Downtown
- Main Central Area
- Mixed Use Area
- Brock Street Mixed Use Area
- Recreational Mixed Use Area
- Corridor Commercial Area
- Local Commercial Area
- Residential Area
- Residential Area Higher Density
- Future Residential Area
- Institutional Area
- Employment Area
- Park and Open Space Area
- Major Open Space Areas
- Private Open Space Area
- Cemetery Area
- Hamlet Boundary
- Hamlet Area
- Rural Estate Area
- Prime Agricultural Areas
- Waste Disposal Area
- Special Policy Area D2
- Policy Area 2.1.6.7 Approved Major Recreation Use
- Mixed Use Special Policy Area
- Lands Subject to 18(6) of the Moraine Plan
- D2 Deferral



Appendix A
Proposed Official Plan Amendment

AMENDMENT NO. 73

TO THE

OFFICIAL PLAN

FOR THE

TOWNSHIP OF UXBRIDGE

(Downtown Revitalization Strategic Plan & Action Plan Implementation)

September 2024

**AMENDMENT NO. 73
TO THE OFFICIAL PLAN OF THE TOWNSHIP OF UXBRIDGE**

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STATEMENT OF COMPONENTS

PART ONE - INTRODUCTION is included for information purposes and is not an operative part of this Official Plan Amendment.

PART TWO - THE AMENDMENT, consisting of the text attached hereto, is an operative part of this Official Plan Amendment.

THE APPENDICES are not an operative part of this Official Plan Amendment.

PART ONE - INTRODUCTION

1. PURPOSE

The purpose of Amendment No. 73 to the Official Plan of the Township of Uxbridge is to reflect in the Official Plan the enhanced community design and other key directions in the Downtown Revitalization Strategic Plan & Action Plan and related plans and reports.

2. LOCATION

This Amendment applies to lands in Uxbridge Urban Area Downtown.

3. BASIS

The Township Official Plan establishes in Section 1.2.2 a detailed Downtown Vision which identifies the Downtown as:

“... the vibrant focus of a thriving small town set in rolling hills and reflecting its strong agricultural heritage.”

The policies in the Official Plan were designed with the intention of supporting this Vision and the Township has been pro-active in working to implement the Vision.

As part of this pro-active approach, the Township initiated the Downtown Revitalization project in 2020 with the objective of developing an action oriented plan for the future of Downtown. The Downtown Revitalization Strategic Plan & Action Plan was completed in 2022.

Since the completion of the Plan, the Township has worked to implement the Plan’s vision, goals and key actions. This includes the preparation of conceptual drawings of future redevelopment the Downtown, including a Town Square, to serve as tools to communicate the vision and key characteristics of Downtown to future developers and private property owners. In addition, the Township has coordinated with the Lake Simcoe Conservation Authority (LSRCA) to put in place regulations to allow the development of properties no longer impacted by the floodplain as a result of the completion of a construction project to replace a series of large culverts under Brock Street East in the Downtown

A Key Action identified in the Plan is

“Review/revise Official Plan, Zoning By-laws etc. re: sympathetic development in the Downtown and incorporating TPPs recommendations (Annex B):

- A mix of uses within buildings is essential to provide the opportunity for more housing and people living Downtown. All new buildings should be designed and located to front onto Downtown streets. They should have windows, doors and active internal spaces that contribute to the activity and vibrancy of the Downtown.
- There is an opportunity to create beautiful landmark buildings at all corner locations in the Downtown, including along Brock Street and most importantly at Gateways that bookend the main street.
- Any new buildings should be designed to be compatible and sympathetic to the context of Downtown:
 - Taller buildings should be stepped back to maintain a consistent pedestrian scaled street wall.
 - Transition should be provided to taller, larger buildings.
 - The height and massing of new buildings around the historic four corners should be kept to 4 to 5 storey (sic).
 - Consider distinct architectural characteristics of historic buildings into new buildings.
 - The presence of heritage buildings is a key feature of Downtown; these should be maintained, restored and/or incorporated into new developments wherever possible.”

In accordance with this direction, and experience working with the Official Plan and Zoning By-law through the implementation process, a number of minor amendments have been identified which are required to allow for the short term implementation of the Downtown Revitalization Strategic Plan & Action Plan. These primarily include additional policy and regulatory direction with respect to urban design, as well as updates to the policies and regulations regarding height and density.

The amendments refine the directions in the current Official Plan. They conform with the current Regional Official Plan which designates the Downtown as a “Regional Centre”. Further, the amendments generally conform with Envision Durham, the recently adopted Regional Official Plan which is still waiting approval, and includes the existing Downtown as part of a “Rural Regional Centre”.

The amendments are also consistent with the new Provincial Policy Statement (PPS) which has been issued by the Province and will be effective October 20, 2024. The new PPS directs (Section 2.4) that:

“Planning authorities are encouraged to identify and focus growth and development in strategic growth areas.”

Section 2.4.1.2 and 2.4.1.3 provide additional direction including Section 2.4.1.3 which indicates that planning authorities should:

- “a) prioritize planning and investment for infrastructure and public service facilities in strategic growth areas
- b) identify the appropriate type and scale of development in strategic growth areas and the transition of built form to adjacent areas;
- c) permit development and intensification in strategic growth areas to support the achievement of complete communities and compact built form.....”

The amendments are being proposed at this time as they are required to allow the short term implementation of the Downtown Revitalization Strategic Plan & Action Plan, recognizing that it will be some time before a new Township Official Plan can be prepared and adopted to implement the new PPS and Envision Durham.

Council, based on Downtown Revitalization Strategic Plan & Action Plan and related work including the Downtown Uxbridge Public Consultation and Visualization Report, and after considering the input from the public and agencies, has determined that amendment of Official Plan is appropriate. The amendment is intended to update the vision and policy framework for the Downtown to implement the directions in the Downtown Revitalization Strategic Plan & Action Plan.

PART TWO - THE AMENDMENT

1. PURPOSE

The purpose of Amendment No. 73 to the Official Plan of the Township of Uxbridge is to reflect in the Official Plan the enhanced community design and other key directions in the Downtown Revitalization Strategic Plan & Action Plan and related plans and reports.

2. THE AMENDMENT

The Official Plan of the Township of Uxbridge is hereby amended:

2.1 By modifying Section 2.4.3 Main Central Area as follows:

- i) Deleting the title of Section 2.4.3, "Main Central Area", and replacing it with "Downtown/Main Central Area";
- ii) Deleting the title of Section 2.4.3.1, "Main Central Area", and replacing it with "Downtown/Main Central Area";
- iii) Deleting the phrase "The Main Central Area" in the first sentence of Section 2.4.3.1, and replacing it with the following:

The Downtown as designated on Schedule "A", including the lands designated "Main Central Area";
- iv) Adding the following new sentence at the end of Section 2.4.3.1:

"In addition, in evaluating new development regard shall be had to the directions in the Downtown Revitalization Strategic Plan & Action Plan, March 2022 and the Downtown Uxbridge Public Consultation and Visualization Report, The Planning Partnership, December 2021 and related plans and reports.";
- v) Deleting the phrase "Main Central Area" in Section 2.4.3.2 and replacing it with the term "Downtown";
- vi) Adding in the second sentence of Section 2.4.3.2 after the phrase "Section 2.4.2 and" the phrase:

"the directions in the Downtown Revitalization Strategic Plan & Action Plan, March 2022 and the Downtown Uxbridge Public Consultation and Visualization Report, The Planning Partnership, December 2021 and related plans and reports."
- vii) Deleting the phrase "development where:" in the second sentence of Section 2.4.3.2 and replacing it with the following:

"In particular, the Township shall seek to ensure development where:";
- viii) Deleting the phrase "are encouraged to locate" in Section 2.4.3.2 iii) and replacing it with the phrase "which are non-residential uses, particularly retail and service

commercial uses and institutional uses, with windows, doors and active internal spaces that contribute to the activity and vibrancy of the Downtown, shall generally be required to locate in the Main Central Area at grade level”;

- ix) Deleting the phrase “and,” at the end of Section 2.4.3.2 iii);
- x) Adding at the end of Section 2.4.3.2 iv) the following phrase:
“and incorporated into new developments where feasible, in addition the distinct characteristics of heritage buildings should be considered in the design of new buildings;”;
- xi) Deleting the period at the end of Section 2.4.3.2 iv) and replacing it with the phrase “: and,”;
- xii) Adding the following new subsections to Section 2.4.3.2 as follows:
 - “v) Landmark buildings should be located at corner locations in the Downtown including along Brock Street , and particularly at the intersection of Toronto Street and Brock Street, the historic four corners;
 - vi) Taller buildings shall be stepped back to create a consistent pedestrian scaled street wall; and,
 - vii) Transition should be provided to taller, larger buildings.”; and,
- xiii) Deleting the title “Downtown Vision & Action Plan” in Section 2.4.3.3, Public Amenities, and replacing it with the title “Downtown Revitalization Strategic Plan & Action Plan”.

- 2.2 By modifying Section 2.5.2.1 Existing Community Structure, subsection ii) Downtown by adding the following at the end of the subsection:

“Development shall contribute to the achievement of the Downtown Revitalization Strategic Plan & Action Plan as reflected in the following Vision Statement and supporting statements:

“Uxbridge features a vibrant and thriving downtown that is rich in history and recognized as an inclusive and accessible community.

1. The Downtown is a “Complete Community” that continually evolves to meet the emerging needs of the broader community.
2. The historic buildings display their original architectural features; and newer buildings, while more modern, are “sympathetic” to the heritage of the downtown.
3. Traffic flow, including parking, within the downtown embraces the importance of “Active Transportation” and minimizes the flow of heavy trucks.
4. There is a Town Square that acts as an “Agora” and offers a year-round “Marche” for local residents, farmers, businesses and visitors.

5. The Downtown offers a range of residential opportunities that take into consideration accessibility requirements, economic factors and own and/or rent options.
6. The Downtown provides a wide range of amenities which offer unique shopping experiences while addressing the essential needs of residents. The promenade level is noted for thriving retail shops.
7. The Downtown is home to a range of culinary experiences in the forms of restaurants, cafes, bakeries, pubs, markets etc.
8. Uxbridge is recognized as “The Trail Capital of Canada” and the downtown is an integral component of the trail system.
9. The Uxbridge Brook and Centennial Park provide a north-south focal point, to be enjoyed by residents and volunteers.
10. Visitor’s enjoyment of downtown Uxbridge’s extensive and diverse cultural and recreational offerings is enabled by access to local overnight accommodation.
11. Uxbridge’s reputation as an artistic community is evident throughout the Downtown, supporting many forms of artistic expression and incorporates “Viewable Art” in the public spaces.
12. The rear aspects of buildings offer a welcoming experience for residents, visitors using the parking lots and laneways found throughout downtown. A number of businesses provide rear entrances that are both attractive and accessible.”

2.3 By modifying Section 2.5.15.4.2, New Development as follows:

- i) Adding at the end of the first sentence of subsection i), before the period, the phrase “ and Section 2.4.3.2”;
- ii) Deleting subsection i) a) and replacing it with the following:

“Pedestrian oriented uses which are non-residential uses, particularly retail and service commercial uses and institutional uses, with windows, doors and active internal spaces that contribute to the activity and vibrancy of the Downtown, shall generally be required to locate on Brock, Toronto and Main Streets at grade level;”;
- iii) Deleting the term “four” in subsection i) c) and replacing it with the term “six”;
- iv) Adding at the end of subsection i) c) the following:

“However, eight storeys may be permitted in key areas such as at intersections with Brock and Toronto Street including the original four corners, subject to a detailed design review and an amendment to the Zoning By-law. Further, final

maximum building heights for any site shall be determined through the Site Plan Approval process based on evaluation of proposed development to ensure that buildings are transitioned in height and scale to respect neighbouring development, particularly heritage buildings, while providing for intensification at corner and gateway locations along the Toronto and Brock Street Corridors. Minimum building setbacks and stepbacks and other design parameters will be established through the Zoning By-law and/or the Site Plan Approval process to ensure appropriate transitioning, and adequate sunlight and sky views are maintained for surrounding streets, parks, open space areas and neighbouring properties. In addition, building setbacks will relate to adjacent roads, while allowing sufficient space for a comfortable pedestrian zone and landscaping opportunities;” and,

v) Deleting the term “3.0” and replacing it with “3.5”.

2.4 By modifying Section 2.5.15.4.3 Downtown Enhancement by deleting the title “Downtown Vision and Action Plan, 2009 as amended” and replacing it with the title “Downtown Revitalization Strategic Plan & Action Plan”.

3. IMPLEMENTATION AND INTERPRETATION

This Official Plan Amendment shall be implemented and interpreted in accordance with the implementation and interpretation provisions set out in the Amendment.

Appendix B
Proposed Zoning By-law Amendment

BY-LAW NUMBER 2024-__

OF

THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE

BEING A BY-LAW PASSED PURSUANT TO THE PROVISIONS OF SECTIONS 34 AND 36 OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, TO AMEND ZONING BY-LAW NO. 81-19, AS AMENDED, OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE, WITH RESPECT TO CERTAIN LANDS DESCRIBED AS PART LOTS 30 AND 31, CONCESSIONS 6 AND 7, TOWNSHIP OF UXBRIDGE, IN THE REGIONAL MUNICIPALITY OF DURHAM.

WHEREAS the Planning Committee of the Council of the Corporation of the Township of Uxbridge conducted a statutory public meeting, pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended, on the 16th day of September 2024 with respect to an amendment to Zoning By-law No. 81-19 with respect to certain lands described as Parts Lot 30 and 31, Concessions 6 and 7 in the Township of Uxbridge in the Downtown Commercial (C3) Zone, Holding Downtown Commercial Exception No. 2 ((H) C3-2) Zone and Holding Downtown Commercial Exception No. 8 ((H) C3-8 Zone to amend the regulations for the subject zones to implement Township Official Plan Amendment No. 73, Downtown Revitalization Strategic Plan & Action Plan Implementation;

AND WHEREAS the By-law hereinafter set out conforms with the general intent and purpose of the Greenbelt Plan, Lake Simcoe Protection Plan, and the Official Plans for the Regional Municipality of Durham and the Township of Uxbridge;

AND WHEREAS the Council of the Corporation of the Township of Uxbridge has, pursuant to Section 34 (17) of the Planning Act, R.S.O. 1990, as amended, considered whether further notice is to be given with respect to the By-law prior to the passing thereof and has determined that the By-law hereinafter set out substantially implements the proposal presented at the public meeting with respect to the subject lands held on the 16th day of September 2024, and that no further public meeting is necessary.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE HEREBY ENACTS A BY-LAW AS FOLLOWS:

1. **THAT** Section 4.16 “GENERAL COMMERCIAL ZONE” of Zoning By-law No. 81-19, as amended is hereby amended by:
 - i) Adding at the end of Section 4.16.1 a. i. the phrase “, Toronto Street or Main Street”;
 - ii) Adding to Section 4.16.2 e. after the phrase “Brock Street West”, wherever it appears the phrase “, Toronto Street or Main Street”;
 - iii) Adding to Section 4.16.2 e. in the first sentence, the word “respectively” after the word “front” and before the word “on”;
 - iv) Adding to Section 4.16.2 e. i. the word “respectively” after the word “access” and before the word “to”;
 - v) Adding to Section 4.16.2 e. ii. the word “respectively” after the word “facing” and before the word “Brock”;
 - vi) Deleting in Section 4.16.2 g. the term “4” and replacing it with the term “6”; and,
 - vii) Deleting in Section 4.16.2 i., the term “4” and replacing it with the term “3.5”.

2. **THAT** Section 4.16.5.2 entitled "HOLDING DOWNTOWN COMMERCIAL EXCEPTION NO. 2 ((H) C3-2) ZONE" of Zoning By-law No. 81-19, as amended, is hereby amended by deleting the text in the subsection c. i. and renumbering subsections ii. and iii. as i. and ii. accordingly:

3. **THAT** Section 4.16.5.8 entitled "HOLDING DOWNTOWN COMMERCIAL EXCEPTION NO. 8 ((H) C3-8) ZONE" of Zoning By-law No. 81-19, as amended, is hereby amended by deleting the second sentence.

5. **THAT** Zoning By-law No. 81-19, as amended, is hereby amended to give effect to the foregoing, but Zoning By-law No. 81-19, as amended, shall in other respects remain in full force and effect save as may be otherwise amended or hereinafter dealt with

5. **THAT** this By-law shall come into force on the date it is passed by the Council of the Corporation of the Township of Uxbridge subject to the applicable provisions of the Planning Act, R.S.O. 1990, as amended

READ A FIRST, SECOND and THIRD time and finally passed on the ___th day of _____, 2024.

 DAVE BARTON
 MAYOR

 DEBBIE LEROUX
 CLERK

Appendix C

Proposed Official Plan Amendment Consolidated Policies

Appendix C

Township of Uxbridge Official Plan

Downtown Proposed Policy Revisions shown as tracked

September 2024

2.4.3 ~~Main Central Area~~Downtown/Main Central Area

2.4.3.1 Downtown/Main Central Area Role

The Downtown as designated on Schedule “A”, including the lands designated as “Main Central Area” ~~Main Central Area~~ is, and shall continue to be the focal point of the community for residents and visitors. It is a mixed use area with its own unique heritage character which incorporates a “Main Street” commercial area, the location of the Town Hall and other significant institutional buildings, as well as residential neighbourhoods. New development should be designed to enhance this role in conformity with the policies of this section and of Section 2.5.15 of this Plan. In addition, in evaluating new development regard shall be had to the directions in the Downtown Revitalization Strategic Plan & Action Plan, March 2022 and the Downtown Uxbridge Public Consultation and Visualization Report, The Planning Partnership, December 2021 and related plans and reports.

2.4.3.2 New Development - Design Approach

To ensure that the unique heritage character of the ~~Main Central Area~~ Downtown is reflected in new development, the Township shall carefully review the general design of all new buildings and structures through the site plan approval process. The Township will seek to ensure through this process development which reflects the general design policies in Section 2.4.2 and the directions in the Downtown Revitalization Strategic Plan & Action Plan, March 2022 and the Downtown Uxbridge Public Consultation and Visualization Report, The Planning Partnership, December 2021 and related plans and reports. ~~development where:~~ In particular, the Township

shall seek to ensure development where:

- i) the scale and massing of new construction is consistent with surrounding buildings to ensure a visual connection;
- ii) the existing building set back from the street line is generally maintained throughout the Main Central Area, particularly on Brock, Toronto and Main Streets;
- iii) pedestrian oriented uses ~~are encouraged to locate~~ which are non-residential uses, particularly retail and service commercial uses and institutional uses, with windows, doors and active internal spaces that contribute to the activity and vibrancy of Downtown, shall generally be required to locate in the Main Central Area at grade level on Brock, Toronto and Main Streets-; and,
- iv) cultural heritage buildings and structures, whether designated or not, are preserved and renovated, rather than being demolished and incorporated into new developments where feasible, in addition the distinct characteristics of heritage buildings should be considered in the design of new buildings-; and,
- v) Landmark buildings should be located at corner locations in the Downtown including along Brock Street , and particularly at the intersection of Toronto Street and Brock Street, the historic four corners;
- vi) Taller buildings shall be stepped back to create a consistent pedestrian scaled street wall; and,
- vii) Transition should be provided to taller, larger buildings.

2.4.3.3 Public Amenities

The Township will work with the Business Improvement Area to implement the directions in the ~~Downtown Vision & Action Plan~~ which will enhance the public amenities of the area as a whole, including the Main Central Area such as a coordinated street furniture, banners, lighting and signage program; a strategy for the location of public art; and consideration of the

creation of a central park or Town Square.

2.5.2 Community Structure

2.5.2.1 Existing Community Structure

The land use designations and transportation system reflect the basic existing structure of the Urban Area which is comprised of the following key elements:

ii) Downtown

In addition to its role in the commercial structure of the Urban Area, the Downtown, focused on the Main Central Area, is the historic centre of the community including major public buildings such as the Town Hall and residential development. Reflecting the significance of residential development in this area, the Township, while still ensuring development is in keeping with the heritage context of this area, will establish a density target of 15 residential units per gross hectare in the Downtown. (Deferral #4)

Development shall contribute to the achievement of the Downtown Revitalization Strategic Plan & Action Plan as reflected in the following Vision Statement and supporting statements:

“Uxbridge features a vibrant and thriving downtown that is rich in history and recognized as an inclusive and accessible community.

- 1. The Downtown is a “Complete Community” that continually evolves to meet the emerging needs of the broader community.
- 2. The historic buildings display their original architectural features; and newer buildings, while more modern, are “sympathetic” to the heritage of the downtown.
- 3. Traffic flow, including parking, within the downtown embraces the importance of “Active Transportation” and minimizes the flow of heavy trucks.

4. There is a Town Square that acts as an “Agora” and offers a year-round “Marche” for local residents, farmers, businesses and visitors.
5. The Downtown offers a range of residential opportunities that take into consideration accessibility requirements, economic factors and own and/or rent options.
6. The Downtown provides a wide range of amenities which offer unique shopping experiences while addressing the essential needs of residents. The promenade level is noted for thriving retail shops.
7. The Downtown is home to a range of culinary experiences in the forms of restaurants, cafes, bakeries, pubs, markets etc.
8. Uxbridge is recognized as “The Trail Capital of Canada” and the downtown is an integral component of the trail system.
9. The Uxbridge Brook and Centennial Park provide a north-south focal point, to be enjoyed by residents and volunteers.
10. Visitor’s enjoyment of downtown Uxbridge’s extensive and diverse cultural and recreational offerings is enabled by access to local overnight accommodation.
11. Uxbridge’s reputation as an artistic community is evident throughout the Downtown, supporting many forms of artistic expression and incorporates “Viewable Art” in the public spaces.
- 4.12. The rear aspects of buildings offer a welcoming experience for residents, visitors using the parking lots and laneways found throughout downtown. A number of businesses provide rear entrances that are both attractive and accessible.”

2.5.15 Main Central Area

2.5.15.1 Purpose

The Main Central Area shall function as the main concentration of urban activities within the Urban Area, providing a fully integrated array of community, office, service and shopping, recreational and residential uses. The Main Central Area shall also function as a place of symbolic and physical interest for Township residents and provide identity to Uxbridge. The boundary of the Main Central Area is indicated on Schedule “A”.

2.5.15.2 Permitted Uses, Buildings and Structures

- i) The Township shall support improvements and redevelopment in the Main Central Area to maintain this area as the most diverse focus of activity and use in the Urban Area. The Township encourages rehabilitation, redevelopment and new development that strengthens the Main Central Area as a location for a range of retail, office, service and other commercial uses, along with governmental, institutional, residential and community uses.
- ii) The Main Central Area is the traditional centre of Uxbridge and is the most compact urban area in the Urban Area. The Township encourages new development to complement the main street and pedestrian character of existing development in the Main Central Area through scale, appearance and character of new buildings and development.

2.5.15.3 Planned Function Impacts

In considering new or expanded retail development elsewhere in the Township, the Municipality shall maintain the planned function of the Main Central Area. To maintain the economic vitality and community focus role of the Main Central Area, the Township will set limitations on the amount and type of retail and service uses located outside the Main Central Area.

2.5.15.4 Land Use Policies

2.5.15.4.1 Existing Residential Structures

The Main Central Area contains many existing residential structures that are part of the heritage and architectural character of the Uxbridge community. The Township encourages the adaptive reuse of existing residential structures for commercial and service uses in the Main Central Area, especially within one block of Main Street, Toronto Street and Brock Street. The Township may pass zoning by-laws in the Main Central Area to permit the conversion of existing residential structures to business and commercial uses such as offices, restaurants, and art galleries, provided the external appearance and scale of the residential structure is maintained. In passing such zoning by-laws, the Township shall have regard for the compatibility of the use with residential neighbourhoods and ensure that adequate parking is provided by the commercial use.

2.5.15.4.2 New Development

- i) Where it is not possible to utilize existing buildings and structures, and new development or redevelopment is proposed, such development shall complement the main street and pedestrian character of existing development in the Main Central Area through scale, appearance and character of new buildings and development as noted in Section 2.5.15.2 ii) and Section 2.4.3.2. In particular, such development shall generally conform with the following criteria:
 - a) ~~Pedestrian generating activities, particularly retail and service commercial uses and institutional uses should generally be located at grade level on Brock Street, Main Street and Toronto Street~~ Pedestrian oriented uses which are non-residential uses, particularly retail and service commercial uses and institutional uses, with windows, doors and active internal spaces that contribute to the activity and vibrancy to the Downtown, shall generally be required to locate on Brock, Toronto and Main Streets at grade level;
 - b) Parking shall be prohibited in front of the main building;
 - c) Buildings and structures shall have a minimum height of two storeys and a maximum height of ~~four~~ six storeys. “However,

eight storeys may be permitted in key areas such as at intersections with Brock and Toronto Street including the original four corners, subject to a detailed design review and an amendment to the Zoning By-law. Further, final maximum building heights for any site shall be determined through the Site Plan Approval process based on evaluation of proposed development to ensure that buildings are transitioned in height and scale to respect neighbouring development, particularly heritage buildings, while providing for intensification at corner and gateway locations along the Toronto and Brock Street Corridors. Minimum building setbacks and stepbacks and other design parameters will be established through the Zoning By-law and/or the Site Plan Approval process to ensure appropriate transitioning, and adequate sunlight and sky views are maintained for surrounding streets, parks, open space areas and neighbouring properties. In addition, building setbacks will relate to adjacent roads, while allowing sufficient space for a comfortable pedestrian zone and landscaping opportunities;

- d) Buildings and structures shall have a maximum floor space index of 3.5 and a minimum floor space index of 1.0; and, (Deferral #7)
 - e) Development shall be integrated with adjacent lands wherever feasible with respect to parking, landscaping and pedestrian and vehicular circulation systems and shall provide an appropriate interface with any adjacent residential uses.
- ii) New development shall be evaluated based on the submission of the following information, in addition to the requirements of Section 2.7:
- a) plans demonstrating how the development will be integrated with adjacent buildings and structures; and,
 - b) perspective drawings of the proposed building(s).

2.5.15.4.3 Downtown Enhancement

The Township shall work with the Business Improvement Area, individual business owners, property owners, residents, public agencies and other

interested groups to strengthen the Downtown, with a focus on the Main Central Area, through the implementation of the ~~Downtown Vision and Action Plan, 2009~~ Downtown Revitalization Strategic Plan & Action Plan as amended, and the Downtown Community Improvement Plan. These plans provide a common vision for the area, and direction on addressing the full range of issues including traffic, heritage, retail requirements, promotion, parking and signage.