

# UDRAC MINUTES – APRIL 29, 2024



## UXBRIDGE DOWNTOWN REVITALIZATION ADVISORY COMMITTEE

<b>DATE</b>	April 29, 2024
<b>TIME</b>	3 p.m. to 4:30 p.m.
<b>LOCATION</b>	Uxbridge Town Hall (Boardroom A) & Virtual (TEAMS)
<b>ATTENDEES</b>	Members Present: Mayor Dave Barton; Councillor Willie Popp; Councillor Todd Snooks; Mary Bridger; Don Andrews; Shelley Macbeth; Craig Miller and Alexandra Lazarevski (V).
	Township Resources: Kyle Rainbow, Director, Dev. Services; Judy Risebrough, Project Mgr. & Committee Staff Rep.; Katlyn Jones (V), Tourism Coordinator; and Kurtis McAleer (V) Downtown as a Destination Coordinator.
	Resources: Lori Talling, Invest Durham; Glen Macfarlane (V), Invest Durham; and Danielle Culp (V), Durham Traffic.
	Regrets: Sierra Miller, BIA Coordinator; Carolyn Puterbough, OMAFRA; Joan Crosbie; Kristi Honey, CAO; and Courtney Clark, Dep. Director, Public Works.

### 1. CALL TO ORDER

Mary Bridger (Chair) opened the meeting at 3:02 p.m. and asked if anyone needed to declare a pecuniary interest. None were declared.

### 2. REVIEW OF THE AGENDA

Mary reviewed the meeting agenda. Don Andrews made the motion to approve the revised agenda. Craig Miller seconded the motion. Approved.

### 3. REVIEW OF THE MINUTES

Willie Popp made the motion to approve the minutes from March 25, 2024. Don seconded the motion. Approved.



9. UDRC Minutes  
25-03-2024(f).pdf

## 4. UPDATE ON ANNUAL REPORTS

Judy and Glen Macfarlane reviewed the draft OMAFRA report with the committee.



(Annex%20G)%20%20Annual%20Report%

For question 4, there was also a discussion on the number of commercial vacancies in the Downtown. The number 33 in the draft was from the Durham Region Business Count for 2023. Glen informed the group that he had completed a business inventory in 2023 that we may also consider using.

For question 10, it was agreed that Judy would solicit feedback from the committee. The question is seeking information related to the number of volunteers involved in Downtown Revitalization Initiative in 2023 as well the number of organizations. After discussion, it was agreed that a volunteer number may include the same individual if they volunteer for more than one event.

**Action:** Judy will share the business count information with Mayor Dave, Willie and Todd Snooks for their input related to Question 4 and solicit input for Question 10 from the committee members.

Don made the motion that the OMAFRA Report be submitted to the General Purpose and Administrative Committee, subject to confirmation of the responses for Question 4 & 10. The motion was seconded by Craig. Approved.

## 5. 2024 WORKPLAN UPDATE

### o Dedicated Leadership

#### **UDRAC – Membership discussion**

- Judy informed the committee that the Township had received three applications in response to the public notice.
- All three were interviewed by Willie, Judy and two were interviewed by Mary as well. The qualifications for the three individuals were discussed by the committee, based on “fit”.
- Don made the motion to recommend to the Council that two of the applicants should be considered for appointment to the committee. One individual was recommended due to their strong connection to youth in the township and the second has an architectural

background as well as an understanding or accessibility issues. The motion was seconded by Shelley Macbeth. Approved.

- **Action:** Judy will work with Legislative Services to forward the recommendation to Council for their consideration.

## ○ Revitalization of Lower Brock

### **Development**

Kyle reported on the following development projects:

- 34/36 Brock – a notice has been sent out to property owners within 120 metres that the Council will be considering the removal of the holding symbol at the May 13th Council meeting. Planning to start construction in May.
- Kindred Works is continuing to work towards a summer start date. They have received regional funding approval for up to \$2.7M for affordable housing (actual funding will be based on the number of affordable units).
- 17 Bascom St. - The old fire hall – they have requested a pre-consultation meeting. Mayor Dave confirmed that there was a Council motion that there is no interest, now or in the future, to sell the Music Hall.
- 108 Brock St W (formerly the memorial building) – a pre-consultation has taken place. They are looking at redevelopment to create a 4-storey mixed use building (office space for their business and four residential units).
- 11-13 Brock St. W (fire damaged building). It is unclear of next steps as the owner is indicating that the remaining building could be repaired. The Township has asked for an engineering report. The property standards include a provision that after 2 years a vacant building must be either repaired or demolished. Two years is September 2024.
- Cornerhouse is looking at using a CIP to improve the look of their building.
- 12 Brock St. E (Uxbridge Arms) is also developing 2 apartments above the building.

## ○ Safe, Walkable Downtown

### **Parking Study**

- Kyle updated the committee on the Parking Study that is being done by LEA Consulting Ltd. The Township has asked for a new schedule, but verbally they are still saying that the Township will have recommendations in May with a report in June.

### **Streetscaping**

- Courtney advised the committee via email that she has ordered a bench. She does not have a delivery date.

## **Patios**

- Craig inquired about the number of patio applications that the Township received. Don informed the group that he experienced software issues that need to be addressed in the future. He also asked if it applied to the businesses that had patio tables and benches located in front of their businesses.
- **Action:** Judy will follow-up with Development Services to confirm if the Patio Policy is being applied consistently throughout the downtown area as it relates to Public Space.

## **Truck Traffic**

- On behalf of Public Works, Judy informed the committee that Regional Road 8 may experience more truck traffic through downtown this year than normal due to the following:
  - The plan is for Regional Road 1 from Sandford Road to Leaskdale to be closed most of the summer, subject to the completion of the tender by the Region.
  - Further, the bridge on Sandford Road between Conc 2 and 3 will be closed starting in May through to November 2024.
  - The bridge near Hwy 12 on Reach Road will also be replaced this summer, starting May 15<sup>th</sup>.
- Reminder- Davis Drive does not permit truck traffic.
- Note: Impact of the closures will mean that the next truck traffic report will not provide accurate long-term information.

## ○ **Downtown as a Destination**

### **RED Project – Downtown as a Destination**

- Kurtis informed the committee that they have received the Consultants Marketing Plans that also include website recommendations.
- The group is developing the themes for the promotion of events.
- Tourism and the Farmer’s Market are developing a webpage for the downtown.
- July 21st is set for the summer social – Nod to Maud
- Also planning a downtown event on August 25th that aligns to the Autofest event.
- Next step is to look at the branding.

### **Centennial Park Master Plan**

- Kyle informed the group that he has a call with Blumetric Environmental Inc. tomorrow. Blumetric has identified that the legal restriction under the Environmental Protection Act of how the land in Centennial Park can be used has a sunset clause of 25 years and that it no longer applies to the area as the last time the area was used as a dump was in June

1957. Blumetric has also done a study to identify the areas within the park that were used more extensively as a dump.

- Judy reminded the group that the reason Centennial Park was identified as a priority was due to the plan for intensification in the downtown and the need for readily available public space.












### Heritage Railway District

- On April 22, 2024, Council approved:
  - That staff continue to work with Metrolinx on the continued use on the rail yard and rail line lands by a short line railway operator.
  - AND THAT Council direct Staff to prepare an Expression of Interest letter and Request for Proposal for the operation of a short line railway which would include the use of the Uxbridge Train Station and the Metrolinx property which consists of the rail yard and rail line once the continued use of the land through the lease has been confirmed by Metrolinx.
  - AND THAT if no viable interest is received by a short line railway operator for the use of the train station and the associated Metrolinx lands, that a further RFP be prepared to invite other viable tourism uses for the station and the lands.

## 6. ROUNDTABLE

- Katlyn informed the group that the region has provided Environics data for the downtowns in Durham. Lori confirmed that we could ask to have someone come and answer questions if required.

- **Action:** Katlyn will share the reports she received. (see below)

					
14 Downtowns of Durham slides FINAL	Dashboard - Uxbridge Downtown	Dashboard - Uxbridge Downtown	Distance Decay - Uxbridge Downtown	Distance Decay - Uxbridge Downtown	Distance Decay - Uxbridge Downtown
					
Distance Decay - Uxbridge Downtown	Ranking - Uxbridge Downtown with Elgin	Ranking - Uxbridge Downtown with Elgin	Ranking - Uxbridge Downtown with Elgin	Ranking - Uxbridge Downtown with Elgin	

- Glen advised:
  - that the students have commenced the business count, and they should be in the Township in May and June.
  - The community profile will be updated shortly with a presentation planned for the council before the summer.

- Lori informed that the Region has planned a realtor event for May 30th. The signature sites chosen by Uxbridge are:
  - 11 Paisley Lane
  - 2 Victoria Drive
  - 2 vacant lots on Pratt Road Industrial Area.
  - 123 Highway 47 (industrial)
  - 83 – 89 Brock Street West
  
- Mayor Dave informed the group that the Scugog Chamber of Commerce has evolved to the North Durham Chamber of Commerce that will incorporate Uxbridge as the Uxbridge Chamber of Commerce has closed. There is an event tomorrow at 4 p.m. at the Second Wedge.
  
- Don asked for information on the fundraising plans for the new hospital. Mayor Dave informed the committee that he is very involved in the campaign and that Jim Williamson is the chair. For the past 18 months, they have been targeting large donations. The public campaign will commence shortly.
  
- Don raised the issue of the “gun shop” and would like to know our designated area regarding what the township would permit in the downtown. Kyle explained that this is part of the Zoning by-law and what can be allowed in the C3 zoning.
- **Action:** As part of the pre-zoning, Kyle undertaking this year for the downtown, the use may also be reviewed.
  
- Don informed the group that “Coffee with a Cop” will be held at 10 a.m. at the Tin Cup this Thursday.

## 7. NEXT MEETING

The next meeting will be Monday, May 27, 2024, at 3:00 p.m. at the Uxbridge Township Municipal Office. A virtual option will be available.