

BY-LAW NUMBER 2024-088
OF
THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE

**BEING A BY-LAW TO ADOPT AMENDMENT NO. 73 TO THE
OFFICIAL PLAN OF THE TOWNSHIP OF UXBRIDGE (DOWNTOWN
REVITALIZATION STRATEGIC PLAN & ACTION PLAN
IMPLEMENTATION)**

WHEREAS the Official Plan of the Township of Uxbridge was prepared in accordance with the Planning Act, as amended, and was adopted by the Council of the Corporation of the Township of Uxbridge on the 24th day of July, 1970;

AND WHEREAS a statutory public meetings were held on the 16th day of September, 2024, pursuant to the Planning Act to hear submissions respecting proposed Amendment No. 73, Downtown Strategic Plan & Action Plan Implementation.

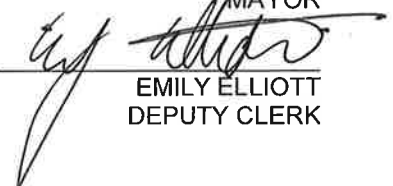
NOW THEREFORE THE COUNCIL OF THE TOWNSHIP OF UXBRIDGE, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 17 AND 22 OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, HEREBY ENACTS AS FOLLOWS:

1. **THAT** Amendment No. 73 to the Official Plan of the Township of Uxbridge is hereby adopted.
2. **THAT** the Clerk is hereby authorized and directed to make application to the Region of Durham for approval of Amendment No. 73 to the Official Plan of the Township of Uxbridge.
3. **THAT** this By-law shall come into force and take effect upon final approval in accordance with the requirements of the *Planning Act*, R.S.O. 1990, c.P. 13 as amended.

READ A FIRST, SECOND and THIRD time and finally passed on the 21st day of October, 2024.



DAVE BARTON
MAYOR



EMILY ELLIOTT
DEPUTY CLERK

**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**

INDEX

STATEMENT OF COMPONENTS	i
PART ONE - INTRODUCTION	1
1.0 Purpose	1
2.0 Location	1
3.0 Basis	1
PART TWO - THE AMENDMENT	4
1.0 Purpose	4
2.0 The Amendment	4
3.0 Implementation and Interpretation	7

THE APPENDICES

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 setbacks 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.