

Uxbridge Downtown Revitalization Committee

January 28, 2021 (Via Microsoft Teams)

Minutes (Note: the meeting was recorded)

Present:

- Todd Snooks, Ward 5 Councillor ToU
- Willie Popp, Ward 4 Councillor ToU
- Larry James, Business owner
- Don Andrews, Business Owner
- Roger Varley, Resident
- Hailey Weatherbee, Architect
- Tom Fowle, Civil Engineer
- Dennis Milenov, Business owner
- Joan Crosbie, Historical Preservation
- Lynn Klages, (Library Board)
- Nancy Mann, (Chamber of Commerce)
- Terry Baskin, (Accessibility Representative)
- Craig Miller (EDAC)
- Kristi Honey, ToU CAO / Project Sponsor
- Judy Risebrough, ToU Project Manager
- *Ashlea Brown, Dir. Regulations, Lake Simcoe Region Conservation Authority (LSRCA)
- *Carolyn Puterbough, Agriculture and Rural Economic Development Advisor. OMAFRA
- *Danielle Culp, Planning Analyst, Region of Durham, Planning & Economic Development
- *Ben Kester, Director of Public Works (ToU)
- *Mike Klose, ToU Building Inspector
- *Colleen Baskin, ToU Communication officer and Admin Assistant
- *Tobi Lee, ToU Deputy Treasurer
- Debbie Leroux, ToU Clerk and Director of Legislative Services

Regrets

- Dave Barton, Mayor ToU
- Shelley Macbeth, Business owner
- Mark Christoff, Business Owner
- Patricia Bush (BIA)
- Mike Whiston, (Tourism Advisory Committee)
- * Dave Ruggle, Planner, Lake Simcoe Region Conservation Authority (LSRCA)

- *Stacey Jibb, Manager Agriculture and Rural, Region of Durham Economic Development
 - Glen Macfarlane, Program Coordinator, Rural Economic Development, Region of Durham Economic Development
- (note: * indicates a committee resource)

1. Disclosure of pecuniary interests:

Judy Risebrough, opened the meeting at 1:33 and asked if anyone had a disclosure to bring forward. None were presented.

2. Review of the agenda:

Judy Risebrough, presented the [agenda](#). No additions were suggested. Mike Klose motioned to approve the agenda, Larry James seconds. Approved

3. Review of Minutes of last meeting:

Judy presented the [minutes](#) of the November 26th meeting. No additions or alterations were suggested. Craig Miller motioned to approve the minutes, Larry James seconds. Approved

4. Business arising out of the minutes:

1. Vision Statement

Judy advised the Committee that the Vision statement was approved by Council on December 14, 2020.

5. Project Plan Update

Judy informed the Committee that we have now completed Stage 1 of the Project and are moving into Stage 2.

Judy also reminded the Committee that all information related to the meetings, including all sub-committee meetings is on the TEAMS site.

1. Sub-committee Updates

i. Zoning Sub-committee

Mike Klose provided a summary of the Zoning group. To assist our community consultation stage, LSRCA provided a “draft” map that shows approximately where the new flood plain will be once the Culvert Project is completed. LSRCA will finalize the map as to the actual flood plain when the Culvert project and surveys etc. have been

done. It was important to note that there in addition to the area within the actual flood plain, there is a 15-metre flood plain buffer which will also be part of the area that will required LSRCA approval prior to development and /or redevelopment.

Currently, development on properties that have a Zoning “hold symbol” is currently possible, with approval from LSRCA. Once the new flood map is finalized many properties will no longer have that holding code. Also, Town Planner Liz Howson has said that currently, if zoning permits it, all business and industry are permitted in the downtown. Min building height of 2 stories, max height of 4 stories, but with a zoning amendment higher might be possible.

Tom Fowle raised a concern regarding the draft map, and in particular Brock Street. Ashlea Brown provided some information, but due to the detail requested it was agreed that Tom would provide the question in writing and Ashlea agreed that LSRCA would provide a written response.

Follow-up:

Question:

Tom provided his question. In summary, his concern was based on the understanding that on the south side of Brock Street, under any major storm event, the floodwater level will rise until there is enough potential energy, (head) to be converted into dynamic energy (velocity) to drive the water through the culvert and that the floodwaters should be fully confined to the culvert. This means that during a Regional Storm (design conditions), Centennial Park will be overtopped, and some of the basements on the south side of Brock Street will be flooded, but Brock Street itself will not be overtopped. Rather it will act as a barrier, to prevent floodwaters from entering the downtown.

Answer for LSRCA:

The LSRCA Water Resources Engineer has provided the following response:

It appears there are two questions in the inquiry, the first requesting the extent of flooding at Poplar (Centennial) Street and the second requesting to know if the updated regulatory floodplain elevation at Poplar (Centennial) Street is less than the 265.90 m threshold.

I think that maybe the confusion coming from the figure we provided for discussion purposes is that, the figure included subsurface flows.

1. *Question about extents of flooding at Poplar (Centennial) Street*

The design of the Brock Street culvert upgrade has resulted in a significant improvement by lowering the regulatory floodplain elevations by about 3 metres through downtown Uxbridge both south and north of Brock Street.

In order to answer the questions about where the flooding is still expected around Poplar (Centennial) Street, we are waiting for additional survey information. In that area south of Brock Street, even though there has been a significant drop in the depth of floodplain, there will still be impacts on any buildings that remain within the floodplain limit and have basements.

2. *Question: Is the updated regulatory floodplain elevation at Poplar (Centennial) Street below the 265.90 m threshold*

The updated regulatory floodplain elevation will be less than the 265.90 m threshold and will meet the red line threshold noted on the figure detail. We are currently reviewing some new information, and after that, hopefully we will be able to confirm the updated regulatory floodplain elevation at Poplar (Centennial) Street.

ii. Building / Business Sub-committee

Todd Snooks provided an overview of the meeting. Liz Howson presented to this subcommittee a Zoning and Planning 101 briefing. She informed the sub-committee that the Township Official Plan will be updated after Regional Official Plan is complete (Regional plan now underway). The Official Plan provides general direction for cultural, heritage and sustainability strategies. Many aspects of our Downtown look and feel, and function can be directed through guidelines in the Official Plan. The Downtown CIP, approved in 2009 includes a number of programs that Council can consider making available to the community. The façade program is the most commonly used program today. Kristi Honey agreed that as a next step, staff will review the current CIP for the Downtown to ensure it is up to date and could therefore be potentially used to help redevelop the downtown. and several other programs. Other points of interest from the meeting included a discussion related to the Brock Street Heritage Design Guidelines and the By-law that reserves future sewage capacity for the Downtown and for Long-term Care facilities.

iii. Transportation Sub-committee

Willie Popp provided an update from the meeting. Danielle Culp and Greg Pereira from the Regional Transportation team came to the subcommittee to discuss traffic related issues. The Region provided a presentation that included 5 potential solutions: streetscapes, parking, intersections, traffic calming, and restricted use. This group talked

about patios and enjoyment of outdoors while dining, speed limits, truck traffic, traffic data at intersections etc. They also informed the group that the Region is updating the Freight Goods Movement and Strategy & Plan. Greg indicated that they were willing to work with the subcommittee to explore the issues specifically related to Truck Traffic and the potential options/ support that the Township could consider requesting from the Region. A second meeting of the sub-committee is planned.

iv. Community Sub-committee

Judy provided an update from this sub-committee. LSRCA had informed the sub-committee regarding options to turn the Uxbridge Brook into a focal point downtown. Trails are possible as long as they respect LSRCA requirements. LSRCA explained that there were some funding programs available that could help us with landscaping, rehabilitation, enhancing habitat, trail building/enhancements etc. Amanda also informed the sub-committee that there were two trails in the downtown and that as the Trans Canada Trail runs through Centennial Park, there may also be funding programs available if there was a desire to create a focal point in that area.

2. Stage 2 Updates

- i. Judy informed the Committee that the Township has gone out to the community to request bids for Renderings and for Community Engagement. The Township received 8 bids and there is a bid selection committee that is reviewing and evaluating the bids. The successful bidder must be approved by Council.
- ii. Sage 2 is comprised of two tranches of work. The first is comprised of the work noted above, the second consists of several surveys, including a Building & Business Inventory, Business Mix & Location Analysis, Business Owner Survey, Customer Origin Survey and a Resident Survey. The work to develop the surveys will be starting in February and the Committee will be asked for feedback on the surveys. In addition, members of this Committee will be asked for input on how we will be able to complete the surveys.
- iii. Township Website – once the Community Engagement plan is developed the Township will establish a Downtown Revitalization website. Judy would like all committee members to be ambassadors for the project. Hopefully the site will go live in 4-6 weeks

6. Round Table Updates

1. Judy informed the Committee that Welcome Centre at the Library was officially opened on Dec. 18th. It provides public WIFI indoors and out, tables on outdoor patio, water bottle filling station as a visitor welcome centre, recharging stations, this is accessible, and tourism support.
2. Kristi advised the Committee that a proposal for a RED grant is being submitted. The Project's object is to try and encourage visitors using our trails to support our local merchants. The Township would like to use AI to link to promotions being offered by Downtown merchants. As the link is through a Pay-for-Parking technology, any revenue generated through this initiative would be reinvested in the trails. Carolyn reiterated that a big part of the downtown revitalization will be making connections that encourage a link between our residents and visitors and the Downtown. Carolyn provided the following link to a short video: [What is Economic Development? - YouTube](#)

7. **Next meeting February 25th, 1:30pm**