

## **New Tecumseth Official Plan Review (OPR)**

Community Liaison Committee (CLC) Meeting #2 – October 11<sup>th</sup>, 2017  
Meeting Summary

### **CLC Members in attendance:**

Councillor Whiteside

Leah Emms - Resident

Ross Reynolds - Resident

Susan Iacoucci – Beeton Tottenham Business Improvement Association

Mia Smilsky – Alliston and District Chamber of Commerce

Maria Jawaid – Resident

### **Regrets:**

Councillor Norcross

Doug Carr - Resident

Mike Jerry – Alliston Business Improvement Association

Daniela Fuliere – Tottenham Beeton and District Chamber of Commerce

### **Town Staff in attendance:**

Bruce Hoppe, Director of Planning and Development

Tim Schilling, Senior Planner and OPR Project Manager

Derek Abbotts, Intermediate Planner

Councillor Whiteside opened the meeting as acting Chair.

Planning staff provided a brief introduction to the meeting and Committee members introduced themselves to the group.

Prior to the commencement of the project team presentation, the motion previously made by Council expressing their concern with new Growth Plan targets was discussed. Planning staff and the Consultant will bring up this motion at their upcoming meeting with County and Provincial staff on October 16<sup>th</sup>.

The project team provided a presentation which included an overview of the project process to date, the findings of the Discussion Papers and a description of the next steps going forward. Over the course of the presentation, the following points were discussed by the Committee:

### **Discussion**

- What average density is New Tecumseth currently achieving through greenfield development? Staff replied that the Treetops development has densities in the low 20's of persons/ha. It was noted that Council moved a motion to send a letter to the Province

requesting lower density and intensification targets. (Town staff will be providing a memo of clarification to committee members respecting the densities of the various subdivisions within the approval process in the Town)

- There was concern that while New Tecumseth will use the current density target (i.e. 50 persons+jobs/ha), a significant amount of development is already approved at lower densities – how will the Town achieve the targets? Staff explained that the Treetops application was submitted prior to the Growth Plan being adopted therefore the targets were not yet applicable. In terms of the housing units/developments that are not yet built, there are a range of densities across the Town, some of which are around 50 persons+jobs/ha and some of which are much less. It is important to bear in mind that these numbers are the same across the GTHA and across very different contexts. While the numbers are concerning to many, the Town must plan to achieve these numbers, even if the market reality indicates that it is unlikely that they will be achieved. It will be in the 2031-2041 timeframe (beyond the scope of this exercise) where the Town will start to see future transit and where higher density forms of housing will start to be more realistic.
- The project team explained to the Committee that the Town is just about planned out to 2031, and as the the density numbers of existing approved development will not change, the target numbers are somewhat irrelevant for now. However, once the County completes its Municipal Comprehensive Review (MCR), and possibly provides alternate targets for the Town, those resulting numbers are the ones that will have a real impact on the Town. Currently, New Tecumseth's servicing infrastructure matches the 2031 build out. The key will be getting a say in the County's MCR, and the Council resolution was a good start - the Town will now have to keep on top of it. This OPR process will help get the Town in a good position to accommodate the results of the MCR. The OPR is 'prerequisite work' to position the Town to implement the 2031-2041 numbers.
- The County MCR will also look at costs of new and upgraded services, with a focus on cost-effective servicing.
- In response to a question, the project team explained that shorter block lengths are a preferred element of new street layouts because they create a network that better supports walking by facilitating the permeation of the street network, therefore resulting in shorter walking distances. Generally, if residents are required to walk long distances, they will choose to drive instead.
- The Committee asked how New Tecumseth could achieve the density and intensification targets after 2031. The consultant team replied that a preliminary review has been drafted to theoretically explore how to accommodate the growth projections and targets, including identifying existing Official Plan designations that could accommodate intensification, and how much. So far, the results are not consistent with the current market, so there may be a need to develop strategies to attract more development, including establishing servicing in advance, financial incentives etc. This will be part of the discussion with the County.

- It was observed that the Town goals of trying to increase development, residents and employment while also preserving agriculture land seemed to conflict. The project team explained that these goals did not conflict and in fact the best way to conserve agricultural land is to increase density, and thus avoid sprawl.
- The Committee wanted to know what would happen if the Town refused to meet the Province's targets? Especially since the Town is currently not meeting the targets with its ongoing development. Town staff replied that while the existing development in the Town is not meeting these targets, they were subject to transitional policies. One of the consequences of refusing to meet the targets in the future would be the halting of money transfers and other financial support.
- The consulting team summarized that the goal of this project is to create a plan which is largely in conformity with the Growth Plan, except for specific policy areas such as density targets, which can be updated when the County MCR is finished.
- There was a discussion regarding whether similar municipalities had engaged in this type of dialogue. The project team explained that this type of dialogue was occurring across the Simcoe County municipalities and that it had started a few weeks ago at the County meeting. Next week there are 16 individual meetings between the municipalities and the County/Province. However, all municipalities have very different contexts and therefore different issues to consider.
- In response to a question about new development in the GTA, the project team explained that it is still possible to have big single detached houses at 50 p/ha, as long as you also include sites for apartments. Planning for 80 p/ha is where it is more difficult to have singles.
- Snow is not going to have an impact on density – while it is an issue, its challenges can be mitigated.

### **Wrap up**

The project team will be presenting to Council after the Discussion Papers are finalized and posted and the Directions and Recommendations Report is prepared.

This Committee will see the final Discussion Papers at the same time as the general public, but the Town can also send a draft version to Committee members. The presentation will be put on the project webpage.

Meeting adjourned.