

Community Planning Forum

WHAT WE HEARD

On October 11th, 2017, the project team held the second round of public consultation as part of the Official Plan Review project - the *Community Planning Forum*. The purpose of this event was to introduce and discuss the five draft Discussion Papers and seek input prior to their finalization. The Discussion Papers build on the input received during the first round of public consultation, which took place in June 2017, where the public and stakeholders helped to identify key planning issues for the Town and contributed to the development of a vision for the future of New Tecumseth. The following is a summary of the input received.

Staff Steering Committee - 1:00 pm

- Servicing for greenfield development has been planned for through the Master Plans, however predicting the expanded needs in the downtowns is more difficult. It was discussed that more needs to be done to ensure that excessive costs/delays for infrastructure do not create a barrier to intensification in the downtowns.
- The engineering department will be further consulted to help identify realistic locations for intensification.
- There should be additional emphasis on the importance of a higher order transit link to New Tecumseth and the planned County transit stop in Alliston, especially considering the high percentage of New Tecumseth residents who work outside the Town.
- The trails system, including the rail line trail, must be considered as part of the active transportation system, which will encompass both leisure and functional travel.

Community Liaison Committee - 2:30 pm

- It was noted that Council made a motion expressing concern with the new Growth Plan density and intensification targets and the Committee continued to voice concerns over the Town's ability to achieve sufficient greenfield densities. It will be important to continue to stay involved with the County's Municipal Comprehensive Review to ensure that the Town's concerns are considered.
- The costs of new and upgraded services must be considered with respect to new development.
- There was some concern regarding whether the Town could both encourage increased development, residents and employment, as well as preserve agricultural land. The project team explained that the best way to preserve agricultural land is to increase the density of development.
- It will be important to consider how snow storage is accommodated in higher density development scenarios.





1. What kind of active transportation initiatives should be considered?
2. Transit: how do we plan for it; what role does it play?

Public Events - 4:30 pm & 6:30 pm

Two back-to-back public events provided the opportunity for participants to attend the session most convenient for them. The sessions included a presentation by the project team, followed by topic-based table discussions to obtain input. Participants were encouraged to move between the tables to focus on the issues most important to them. There were over 50 participants at the public events.

Table 1: Growth Management

- The Town needs to do more to encourage intensification, such as: reduce costs/risks, financial incentives, reduce policy requirements, creating an environment for change.
- Concern that Alliston is not central enough and that there is insufficient land for intensification in the downtowns.
- The existing residential development is too focused on one market, there needs to be a greater range of housing options available.
- Ensure stormwater management policies are clear.

Table 2: Economic Development and the Downtowns

- Development within the downtowns should be encouraged, including: streamlining the development process, expanding the downtowns, more people, affordable housing, intensification, broader permitted uses, attracting students.
- Alternatively, development within the downtowns should be approached with caution and consider: maintaining low rise buildings as high rises will reduce charm, not increasing density and instead focusing on what is already there, balancing heritage and modern aesthetics in new development, ensuring diverse uses.
- The Town should provide more support for small businesses, including financial support, resources and marketing.
- It is important to plan ahead for where transit will be.
- Manage truck routes when planning for employment.
- It is important to diversify employment opportunities.

Table 3: Agriculture, Rural Lands and Natural Heritage

- Concern with respect to the boundaries and jurisdiction over agricultural land.
- Developers are speculating on prime agricultural land.
- Concern regarding severance policies, the implication of former landfills and the location of archaeological sites.

Table 4: Living Areas

- Refer to the Simcoe Muskoka District Health Unit policies for healthy communities.
- Ensure that communities are designed to be inclusive of all incomes, ages and family types, which includes affordable housing options and access to service hubs through active transportation.
- Strengthen subdivision design policies and consider safe neighbourhood design, schools, public/amenity spaces, walking/biking trails and community gardens.
- Work with the school boards and other stakeholders for the sharing of community spaces, amenities and costs.
- Work towards improved connectivity between the settlement areas and plan for student housing close to future transit.
- Consider social and employment services.



Table 5: General Policies

- Prioritize a transit connection between the settlement areas and from New Tecumseth to the existing GO Transit service in Bradford West Gwillimbury, providing a link to the Toronto-Barrie corridor.
- A trail/rail-trail connection into Alliston from the Trans-Canada Trail is needed for both recreational use and for commuting by active transportation - shortest route between the settlement areas.
- Consider a shuttle bus to Honda/major employment areas.
- Provide financial incentives to restore culturally significant properties.
- Consider a bypass truck route for Tottenham.
- Prioritize water quality in Tottenham before new growth.



Key Messages

The following summarizes the key messages heard from the public and the Community Liaison Committee. These key messages will be considered as work continues in finalizing the Discussion Papers and moving forward in the Official Plan Review process.

- 1 The Town must continue to work with the County and Province to ensure that New Tecumseth can use alternative density and intensification targets which are realistic for its context.
- 2 It is important to create a supportive development environment to achieve the Town's intensification goals.
- 3 Future housing development must consider the provision of a full range of options, including affordable housing.
- 4 There needs to be a careful balance between encouraging intensified development in the downtowns and preserving their existing character.
- 5 It is important to provide support for small businesses.
- 6 Communities should be developed to be inclusive of all current and future residents, and include the full range of community amenities which are easily accessible to all.
- 7 There should be a renewed focus on building healthy communities, encompassing safety, active transportation links and access to services.
- 8 Transit needs to be prioritized to improve connectivity within the Town and access to the wider region.
- 9 Consider financial incentives to encourage the restoration of culturally significant properties.