

David noted this workshop is to assist Council with understanding the “why”, “what” and “how” of the Town’s Community Design Guidelines (CDG) so that Council can make a final decision at a future meeting of Council with respect to the adoption of an amendment to the Official Plan to add policies that will provide for Community Design Guidelines to be established within the Town.

David then reviewed the Power Point presentation in detail which gave Council in-depth value of having Community Design Guidelines in place.

David then turned the meeting over to Cindy Welsh, Senior Policy Planner.

Cindy briefed Council on the history of where we are today with the development of the CDG. Cindy noted that Council had adopted the Community Improvement Plan on April 27, 2011 focusing on three areas Craigleith, Clarksburg, and Thornbury. Cindy advised that due to changes in Bill 51, municipalities can now include requirements related to external building design.

Ellen thanked Cindy for her presentation to Council.

Cindy then turned the meeting over to Kevin Muir, Consultant from GSP Group Inc.

Kevin explained that his part of the workshop is to review the “how” of the CDG – how CDG are applied through the planning approvals process.

Kevin noted the goal is to raise the bar for higher quality community design. Kevin provided Council with an example of a project, that of the newly constructed Medical Centre, being an asset to the core of Thornbury. The street edge design is in keeping with the character to what the public feel the Town’s design should look like.

Kevin presented an overview with Council and the guideline topics covered were the Commercial, Industrial, and Residential design guidelines.

Council reviewed the guideline topics in detail addressing their concerns, asking questions and participated in a facilitated simulated design review exercise, ensuring parking spaces, garbage areas, loading areas, walkability and character of the buildings were in conformity of what our community vision of The Blue Mountains would like to be.

Mayor Anderson commented that if Council do not wish to adopt such guidelines then there will be limited control of design submitted to the Town.

Deputy Mayor McKinlay then spoke advising that by having CDG in place it will help Developers know what will be approved. David then spoke saying having guidelines will help immensely in the early stages of development which would be a lot simpler for everyone.

Duncan questioned the process to adopting these guidelines. David answered the Planning Department will prepare a Staff Report to go to the Planning & Building Committee on July 4th with recommendation to proceed for final decision to be made by Council.

Councillor McKean noted by having the CDG in place it will help with people coming into the office with a proposal, provide guidance, and speed up their proposals without a huge loss of revenue, with less heartache for the Community and Developers.

Councillor Ardiel noted the importance of the CDG is only a guideline not a requirement and to have direct clear language with flexibility for the developer.

Mayor Anderson advised that she has another commitment and will need to leave early, noting she appreciates the effort and time in setting up this workshop to address any concerns that Council may have. Ellen then thanked Staff and the Consultant for all their efforts. Ellen further advised that Deputy Mayor McKinlay will now Chair the meeting on her behalf.

David advised that the Official Plan and Zoning By-law will be brought forward to the Planning and Building Committee on July 4, 2012.

Duncan thanked everyone for their time in facilitating the workshop and providing Council with the necessary tools to understand the importance of having CDG in place.

C. Adjournment

Moved by: Gail Ardiel Seconded by: Michael Martin

THAT this Council does now adjourn at 5:10 p.m., Carried.

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Ellen Anderson, Mayor

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Krista Royal, Deputy Clerk