

# Proposed Growth Plan for the Greater Golden Horseshoe, 2016

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Report PLPD16-060



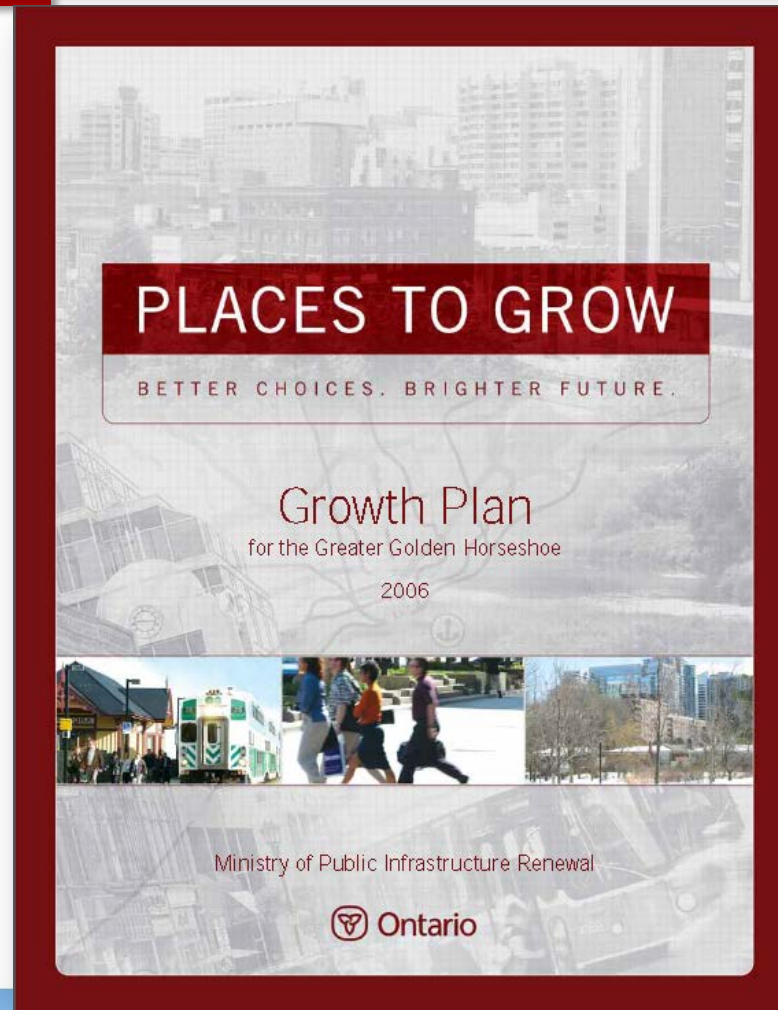
# Proposed Growth Plan, 2016

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- Released May 2016
- Comments due October 31, 2016
- Intended to build upon and strengthen the Growth Plan, 2006
- Culmination of 2015 coordinated review of provincial plans
  - Growth Plan, Oak Ridges Moraine Conservation Plan, Greenbelt Plan, Niagara Escarpment Plan

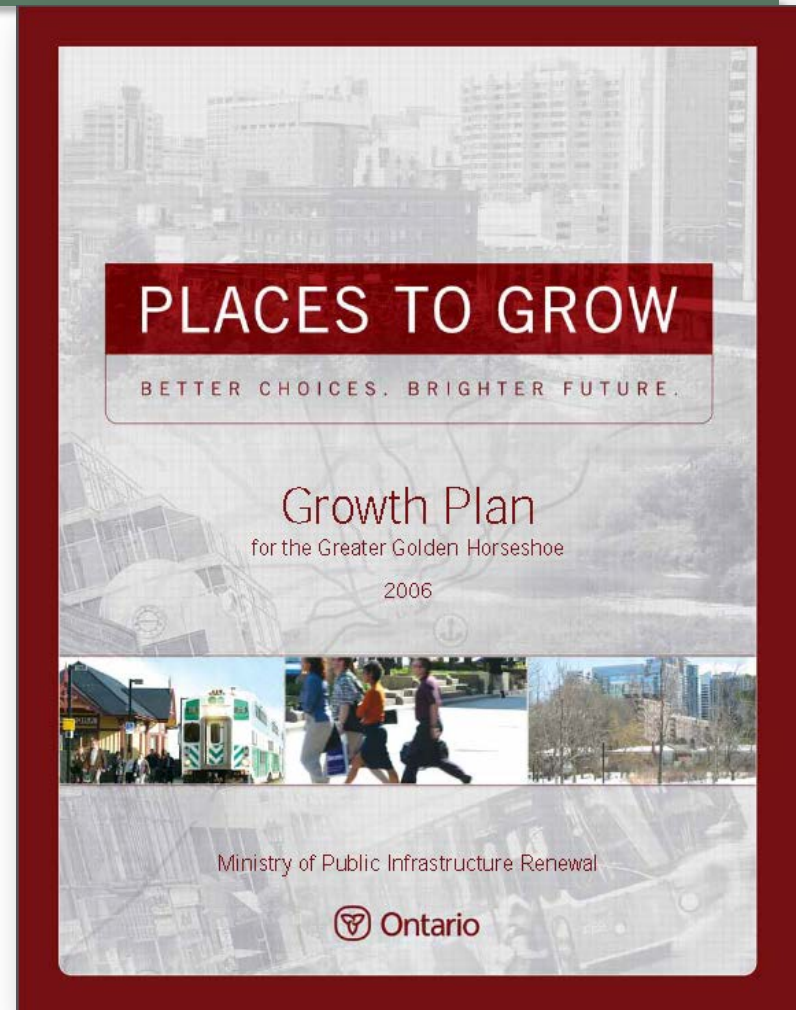


# Growth Plan for the GGH, 2006



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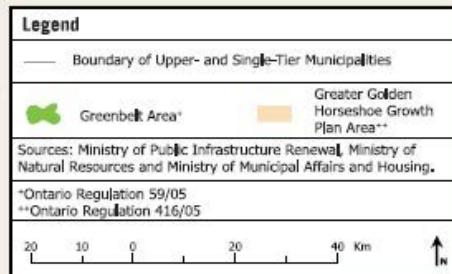
- First came into effect on June 16, 2006
- Prepared under the Places to Grow Act, 2005
- Was a framework for implementing the Province's vision for managing growth in the GGH to 2031





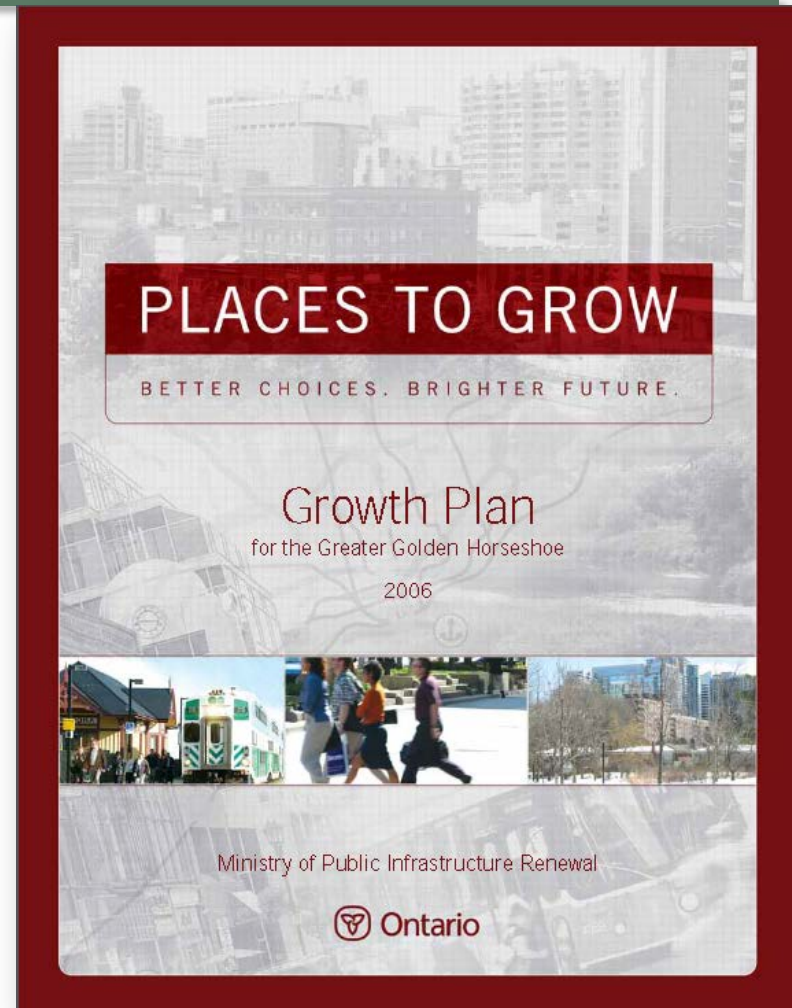
Outer Ring  
Municipalities

Inner Ring  
Municipalities



# Growth Plan for the GGH, 2006

- Planning Act requires all Council decisions to conform to the Plan
- Official Plan Amendment No. 142 adopted in 2009



# Projections

- Prescribed population and employment projections

## Population:

Forecast Year	2001	2011	2021	2031	2041
Original, 2006	74,000	79,000	84,000	88,000	
Update, 2013				103,000	115,000

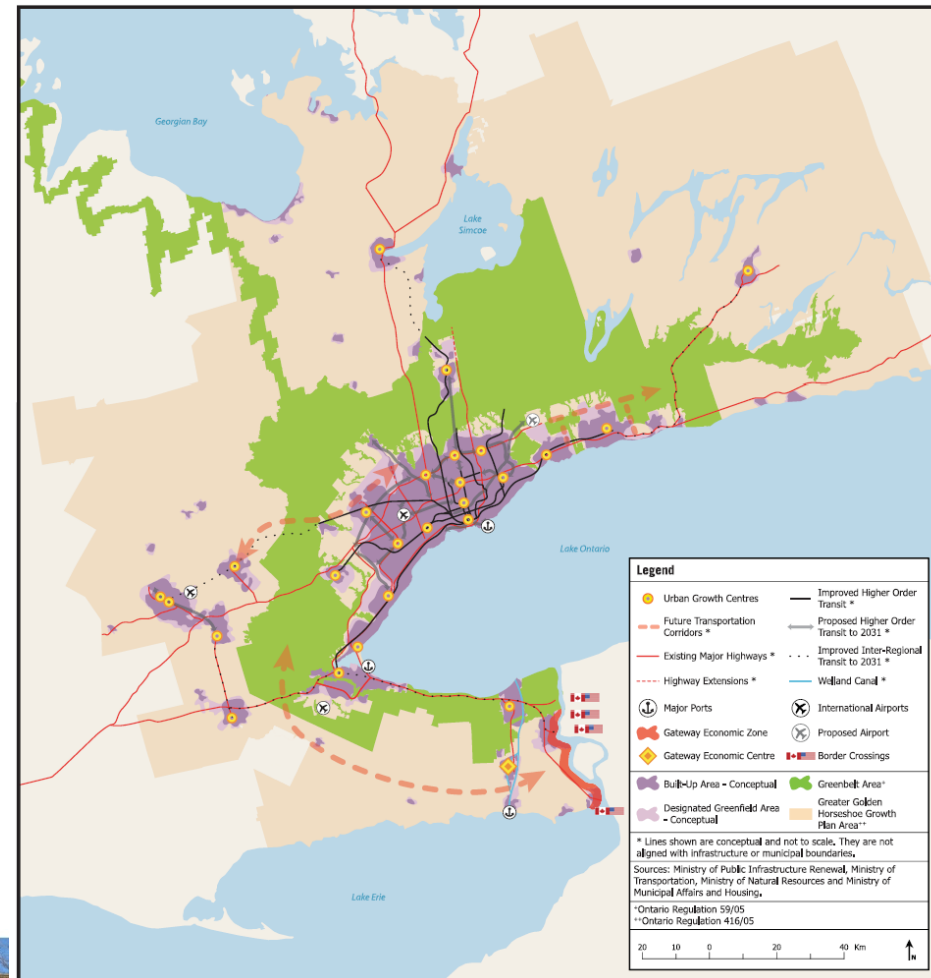
## Employment:

Forecast Year	2001	2011	2021	2031	2041
Original, 2006	37,000	41,000	42,000	42,000	
Update, 2013				52,000	58,000

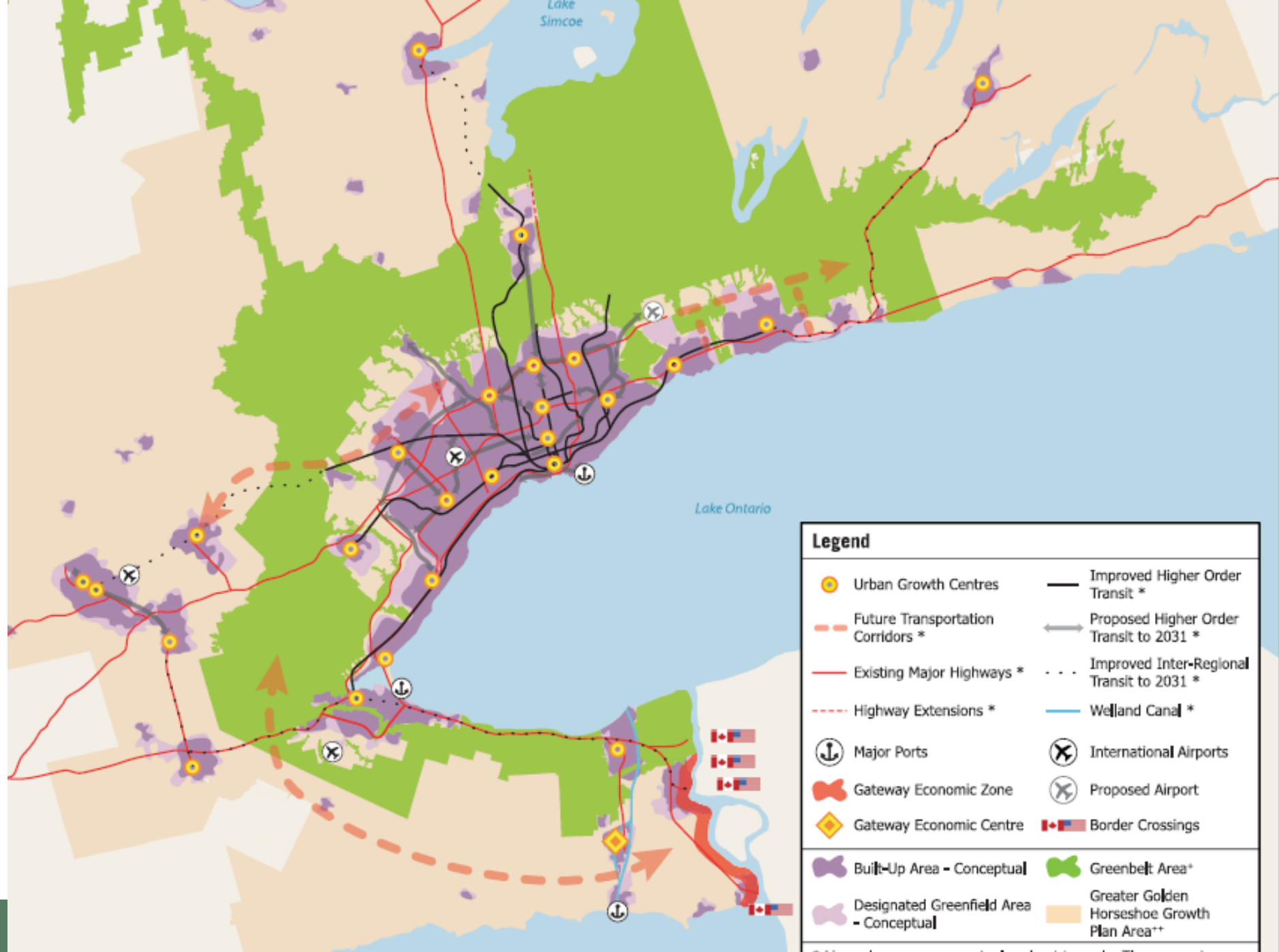


# Where and How to Grow

- Growth directed to existing Settlements
  - Must build complete, compact, transit-supportive communities
- Identifies areas for focusing growth and density/development targets for each
  - Peterborough is an Urban Growth Centre

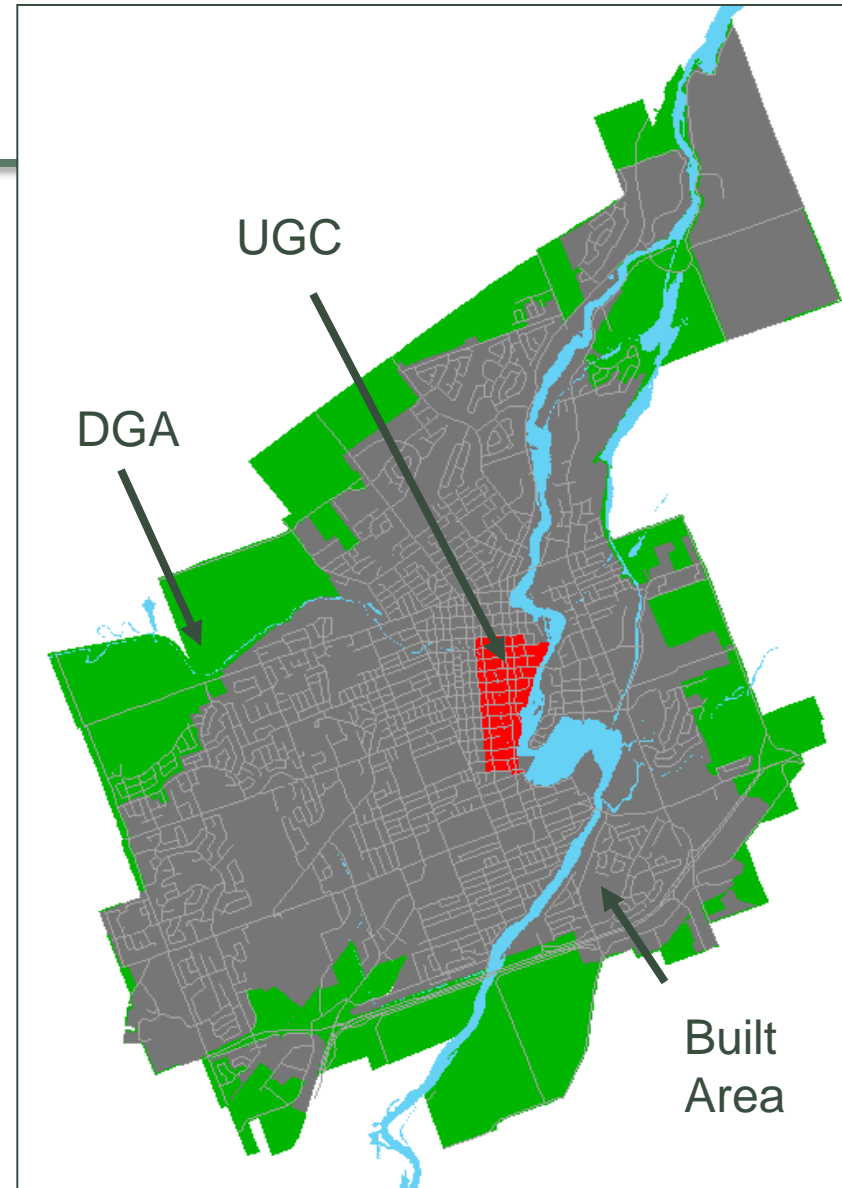






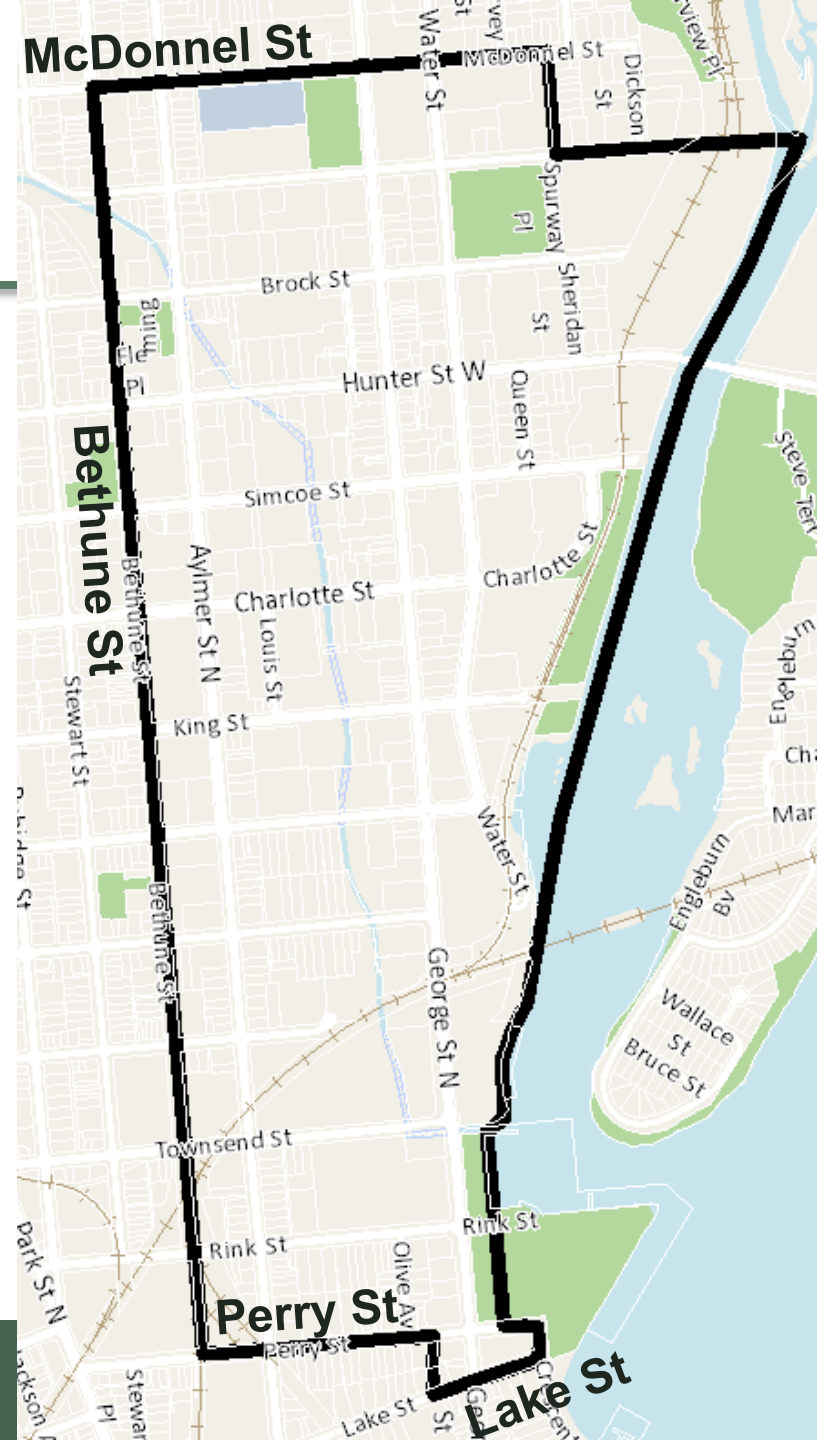
# Original Growth Targets

- Urban Growth Centre (UGC)
  - Minimum Density 150 residents & jobs / ha
- Built Area
  - 40% of all annual residential development
- Designate Greenfield Area (DGA)
  - Minimum Density 50 residents & jobs / ha

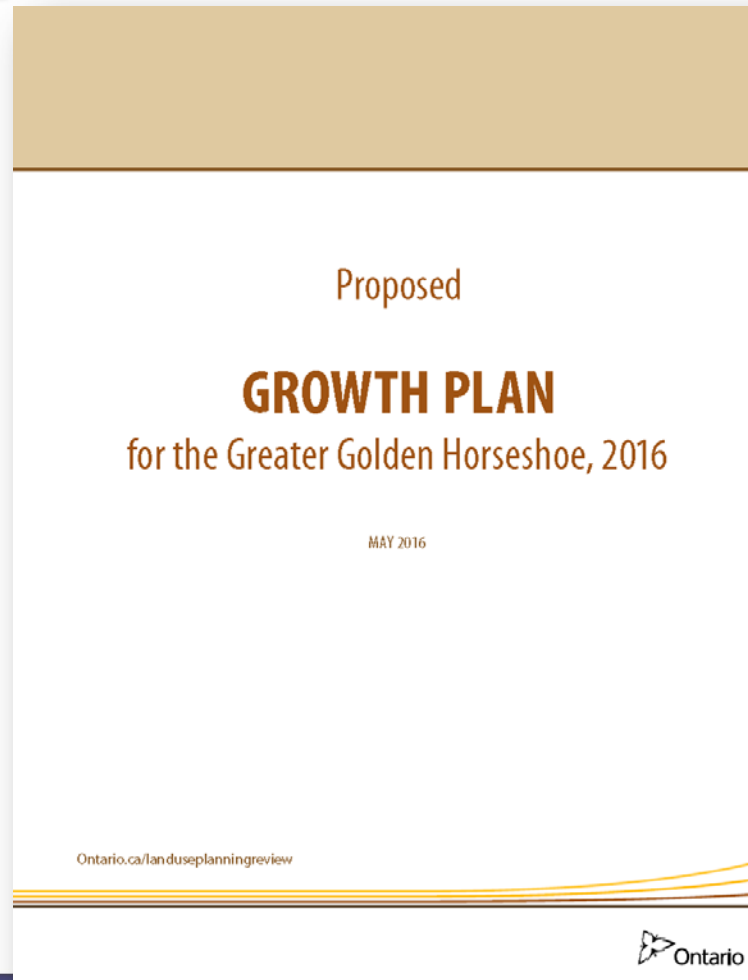


# Urban Growth Centre

- Current Density of approximately 100 residents & jobs / ha
- Must plan for 50% increase in density
  - Approx. 4,800 residents and jobs required



# Proposed Growth Plan, 2016





# Proposed Growth Plan, 2016

## Key Changes: Targets

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### ■ Growth Targets

- Urban Growth Centre (UGC)
  - Minimum Density 150 residents & jobs/ha (unchanged)
- Built Area
  - 60% of all annual residential development (was 40%)
- Designate Greenfield Area (DGA)
  - Minimum density 80 residents & jobs / ha (was 50)



# Proposed Growth Plan, 2016

## Key Changes: Employment

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- Municipalities and Province to identify “Prime Employment Areas”
- Size of “Major Office” to be reduced
- Appropriate Major Institutional development to be direct to urban growth centre, major transit station areas or strategic growth areas



# Proposed Growth Plan, 2016

## Key Changes: Water

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- Watershed and subwatershed plans
  - Identify and protect key hydrologic features and areas
  - Inform completion of water, wastewater and stormwater plans
  - Coordination with other municipalities
  - Must be completed prior to approval of major development or settlement expansions



# Proposed Growth Plan, 2016

## Key Changes: Infrastructure

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- Long range scenario-based planning for infrastructure and land use
- Life-cycle cost accounting for infrastructure and service planning





# Proposed Growth Plan, 2016

## Key Changes: Infrastructure

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- Infrastructure master plans
  - Sewage, water, stormwater
  - Waste management
  - Electricity generation, transmission and distribution
  - Communications/telecommunications
  - Transit and transportation
  - Oil and gas transmission



# Proposed Growth Plan, 2016

## Key Changes: Transportation

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- Requirement for complete streets approach to road design
- Requirement to integrate active transportation into transportation planning



# Proposed Growth Plan, 2016

## Key Changes: Land Needs

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- Requirement to identify and prohibit development on “excess lands” in greenfield area using a methodology to be created by the Province



# Proposed Growth Plan, 2016: Implementation

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- If approved, City would have 5 years to update its Official Plan
- However, all planning decisions still must conform to the plan, even if the matter began prior to the new plan coming into effect





# Staff Comments : Targets

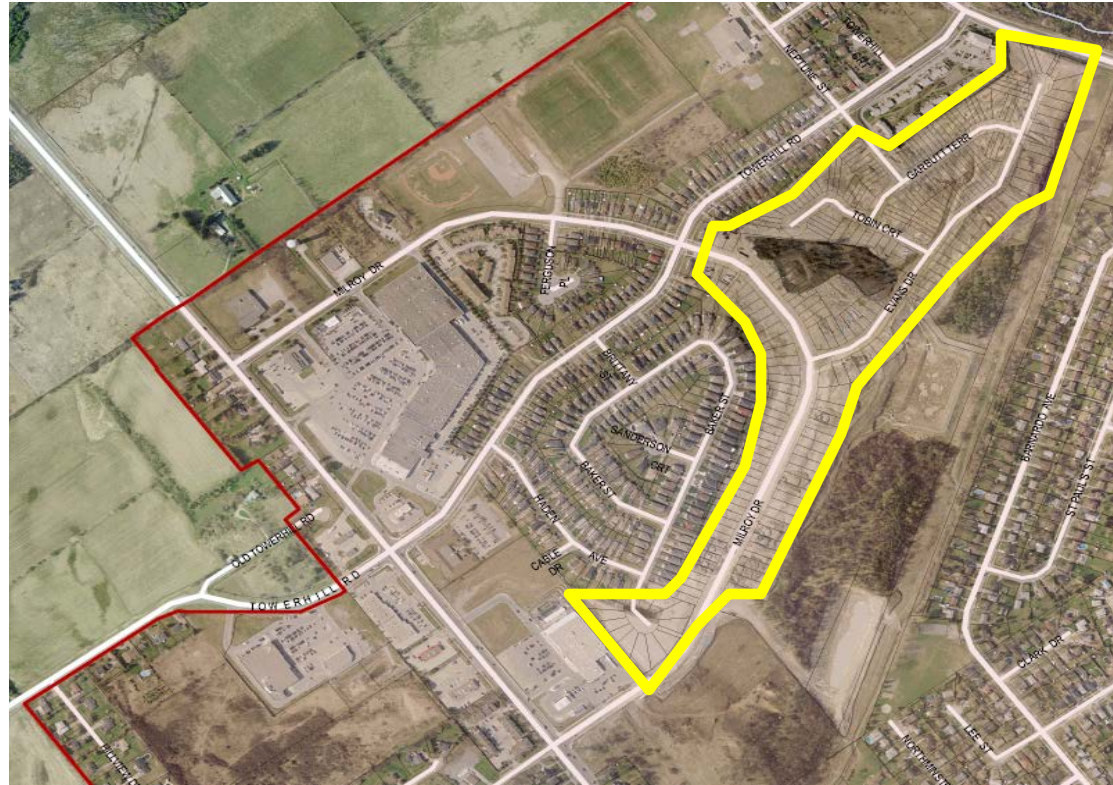
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- Staff was concerned with targets in 2009
- Staff is more concerned with proposed targets
  - Greenfield and intensification targets may not be achievable
  - Need to look at updating the boundary of the greenfield and built areas
  - Targets treat Peterborough the same as much larger “Inner Ring” cities



# Built Area

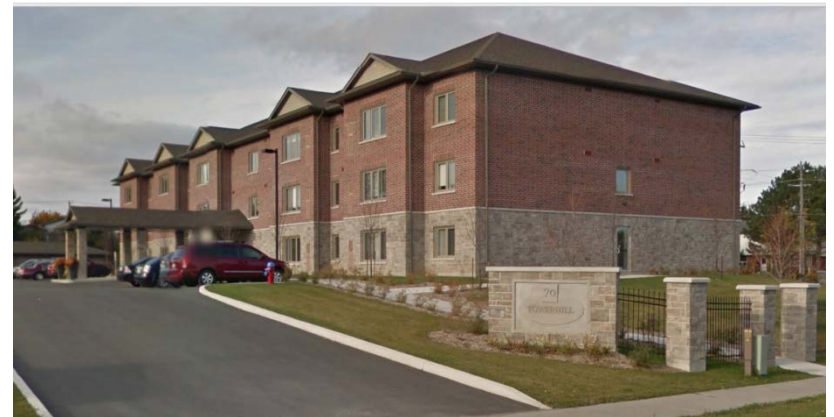
- Boundary delineated in 2006
  - Included registered unbuilt plans of subdivision
- 60% target will become increasingly difficult to achieve
- Flexibility should be given for alternative target





# Built Area

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# Intensification

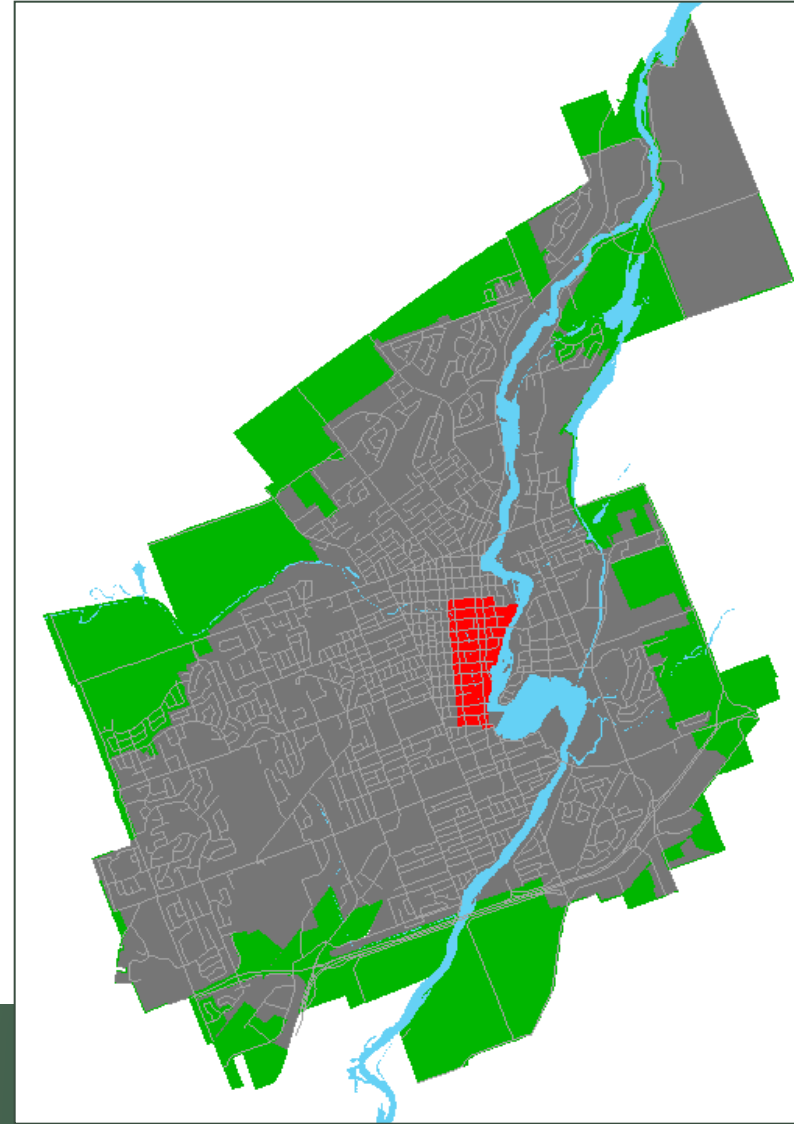
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# Designated Greenfield Area

- Average of 80 residents & jobs /ha over entire DGA (net significant natural features)



# Designated Greenfield Area

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- Typical suburban residential development has been low density, single detached housing...



# University Heights: 19.6 people per hectare

392 residential units/46 ha

= 8.52 units/ha X 2.3 PPU

= 19.6 people per hectare

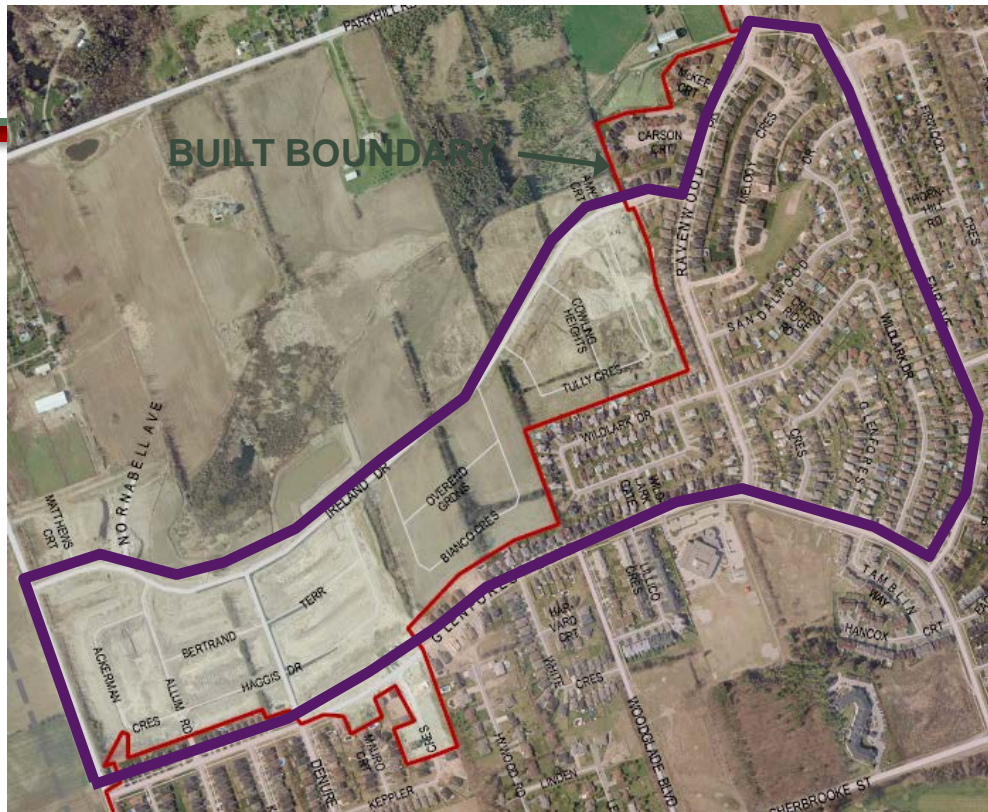


RIV

City of Peterborough



# Glenforest: 31.1 people per hectare



When fully built:  
541 residential units/40 ha  
=13.5 units/ha X 2.3 PPU  
=31.1 people per hectare



# Designated Greenfield Area

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- Variety in housing form provides higher densities...





# Ashburnham: 38.9 people per hectare

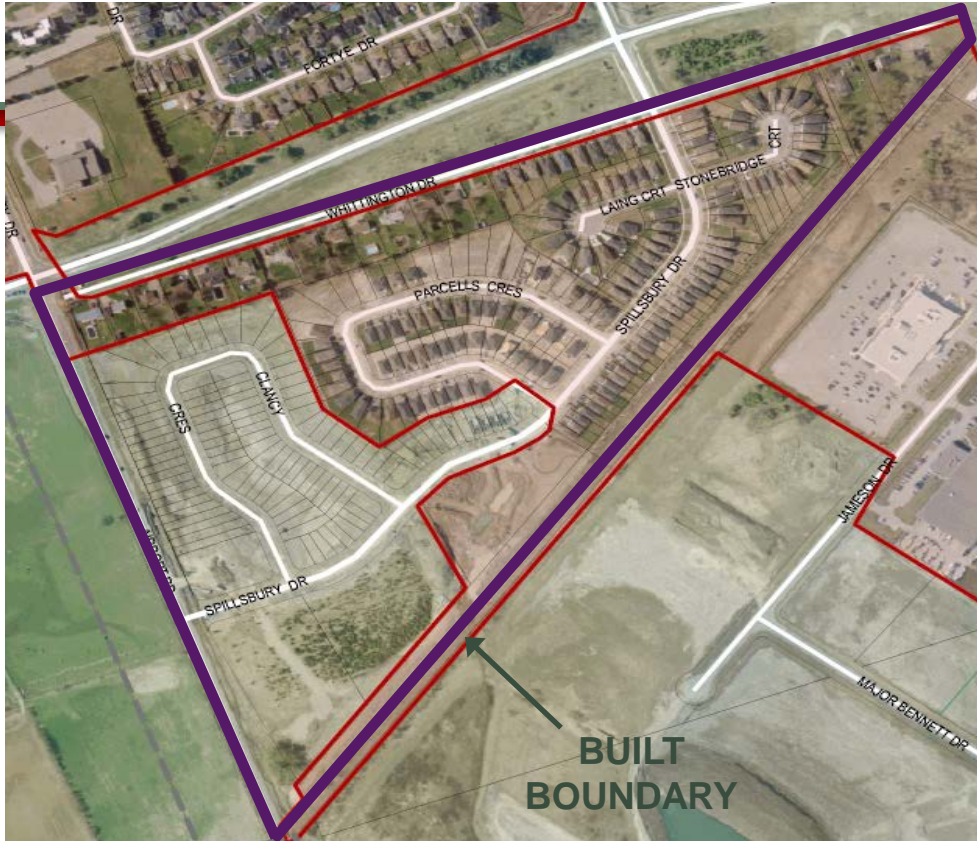


795 residential units/47 ha  
=16.9 units/ha X 2.3 PPU  
=38.9 people per hectare





# Valleymore: 40.3 people per hectare



When fully built:  
456 residential units/26 ha  
=17.5 units/ha X 2.3 PPU  
**=40.3 people per hectare**



# Designated Greenfield Area

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- Post-growth plan planning has emphasized a greater mix of densities and uses...



# Lily Lake Secondary Plan: 52 people and jobs per hectare

## Development Assumptions:

- 1400 low density units @ 2.9 ppu
- 1200 medium density units @ 2.5ppu (2-3 storey buildings)
- 200 medium-high density units @ 1.7ppu (5-6 storey buildings)
- 2 elementary schools (60 jobs)
- 2 local commercial plazas (65 jobs)
- 2.7% of total population in home based employment (170 jobs)
- 35% of residential land area planned for medium density





# Designated Greenfield Area

- City will need to emphasize the construction of more multiple-unit housing forms, secondary suites, and fewer single detached dwellings...



# Designated Greenfield Area

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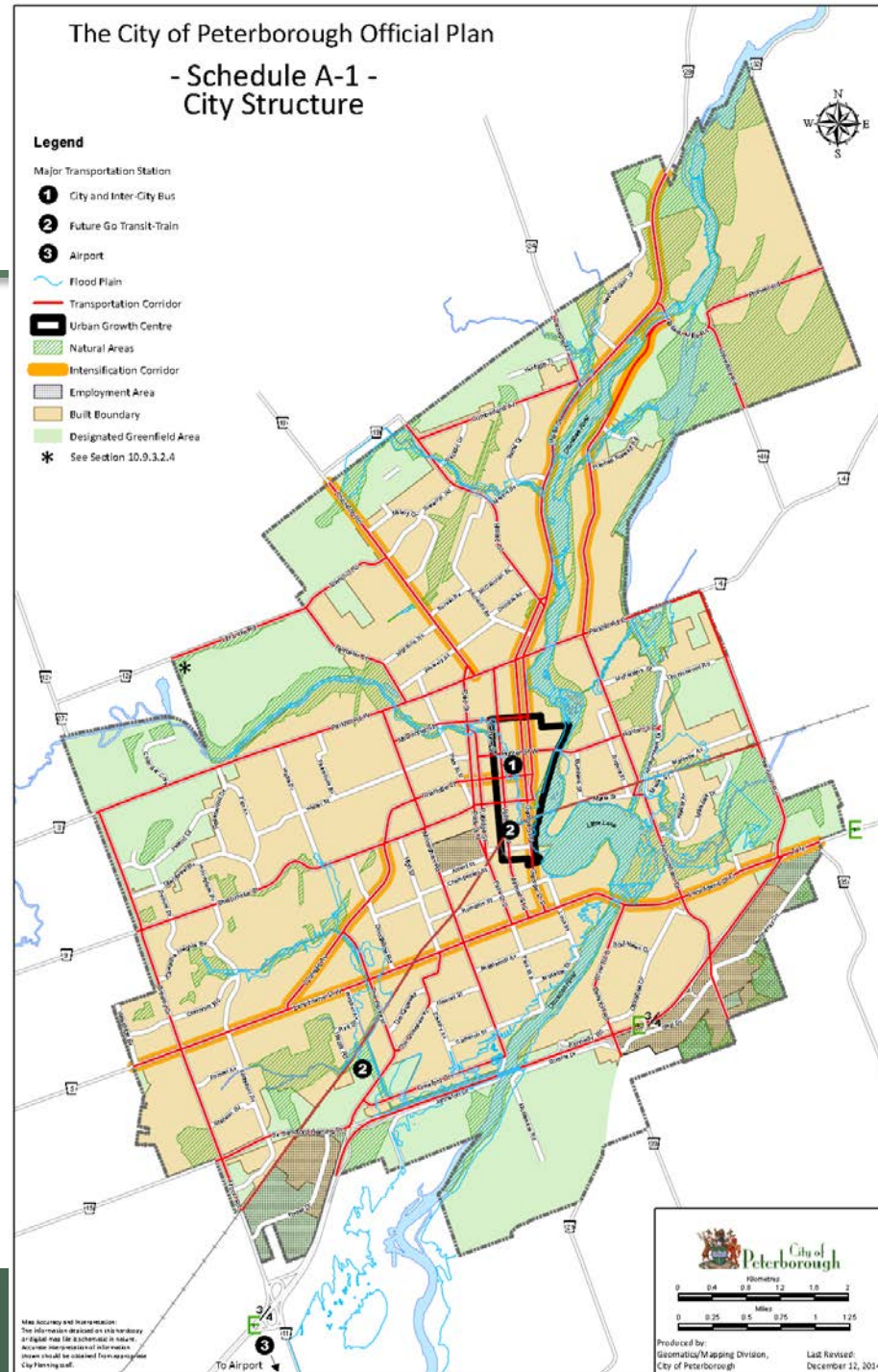
..but the demand for single detached housing and ground oriented housing remains strong

- Peterborough will look like other GGH communities
- Housing affordability may erode
- Housing industry will either need to adjust or could potentially look elsewhere to conduct business and/or withhold projects until market conditions improve
- Flexibility should be given for an alternative density target



# Land Needs

- Need to identify excess greenfield lands may require prioritization of greenfield development areas
- Excess land identification should not be used to reduce City's settlement area





# Employment

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- Prime Employment designation may not be appropriate for Peterborough
- Flexibility should be given to locate Major Institution development outside of the Urban Growth Centre given location of City's existing major institutions



# Transportation

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- Implementing complete street design principles will be costly if require for all road projects including routine maintenance
- Plan should provide flexibility on how to implement complete streets



# Watershed and Master Plans

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- Watershed plans and infrastructure master plans should be phased in rather than required before any new development approvals



# Summary

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- Proposed Growth Plan builds upon the original growth plan
- Principles of the plan are sound however...



# Summary

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- Plan may facilitate loss of community identity due to blanket application of policies across GGH
- Plan calls for density and intensification targets that may not be achievable in Peterborough
- Plan may require stricter prioritization of development areas
- Plan could adversely affect housing affordability and the housing industry



# Summary

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- Similar to other Outer Ring municipalities, the Plan should provide greater flexibility for Peterborough to implement the plan in a manner that is appropriate for the community

