

**May 20, 2021**

**Mayor Therrien and Members of Council**

City of Peterborough  
500 George Street North  
Peterborough, Ontario  
K9H 3R9

**Your Worship and Members of Council**

**Re: Draft Official Plan Update and Land Needs Assessment**

We are writing to you today as BPH Developments Inc., a partnership between Peterborough Homes and Brookfield Residential Properties. Our partnership collectively owns extensive lands adjacent to the western border of the City of Peterborough. Most of these lands are located within the Township of Cavan Monaghan, but a small portion also fall within the City of Peterborough City Limits along the west side of Brealey Drive and Airport Road.

Over the past 15 years, we have been actively engaged with the City of Peterborough, the Township of Cavan Monaghan and Peterborough County in efforts to advance a development and infrastructure strategy for this area.

Over the last couple of years, we have been participating in the process relating to your proposed Official Plan update. Most recently, we reviewed staff report IPSPL21-016 prepared for your May 3<sup>rd</sup> General Committee meeting relating to your Official Plan and Land Needs Assessment Update. Please be advised that we do have questions relating to the findings and recommendations of your Land Needs Assessment work and we are preparing a more detailed submission through our consultants, to be submitted in upcoming days with the hope of engaging your staff and consultants for clarity on various items.

In the meantime, our intent in writing you today is to specifically acknowledge and address the issue of the identified shortage of employment lands currently available within the City of Peterborough. It has been clear for a number of years that the City needs additional land to accommodate current employment use, much less future growth. Notwithstanding some of the references in the May 3<sup>rd</sup> staff report, we believe that it will prove extremely challenging to find sufficient new areas for employment use within the existing City boundary.

As such, we wish to take this opportunity to identify for Council that we own 272 contiguous acres of land at the southwest corner of North Monaghan Parkway and Airport Road (delineated below). While this land falls mostly within Cavan Monaghan, it also lies along the western edge of the City boundary and is in very close proximity to both the Hwy 115 interchange and the City owned airport. We view this land as a strategic candidate to accommodate large format employment opportunities. Further, these properties made up a significant portion of the lands identified by the City, Township and County for Employment Growth during the 2016-2017 boundary adjustment discussions and were highlighted in the City CAO's report of March 6, 2017 to Committee of the Whole titled "MOU – Securing Employment Lands for the Benefit of the Region". This location was deemed to be strategic then, and we believe it continues to be strategic today.

Respectfully, we are looking to express through this submission an interest in working in partnership with the City, the Township and the County to create a large-scale employment campus at this location, for the benefit of all parties, and for overall regional growth and prosperity.

We see this opportunity as requiring cooperation between our Company, the City, the Township and the County, but strongly believe that availability of significant new employment lands at this location will benefit all.

We hope that you will consider this proposal as having merit, and would ask that you please contact either of the undersigned to discuss this opportunity in greater detail.

Yours truly,



BPH Developments / Peterborough Homes  
Brian Fenton



BPH Developments / Brookfield Residential  
Peter Nesbitt

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Sketch – Location of Proposed Employment Lands.

