



P T B O P L A N

Arenas, Parks and Recreation Advisory Committee

Official Plan Update

September 14, 2021

Outline

- 1) Background
- 2) Official Plan Update
- 3) Final Draft Official Plan
- 4) Key Changes from June 2019 Draft Official Plan

Background



- A document legally required under the Planning Act



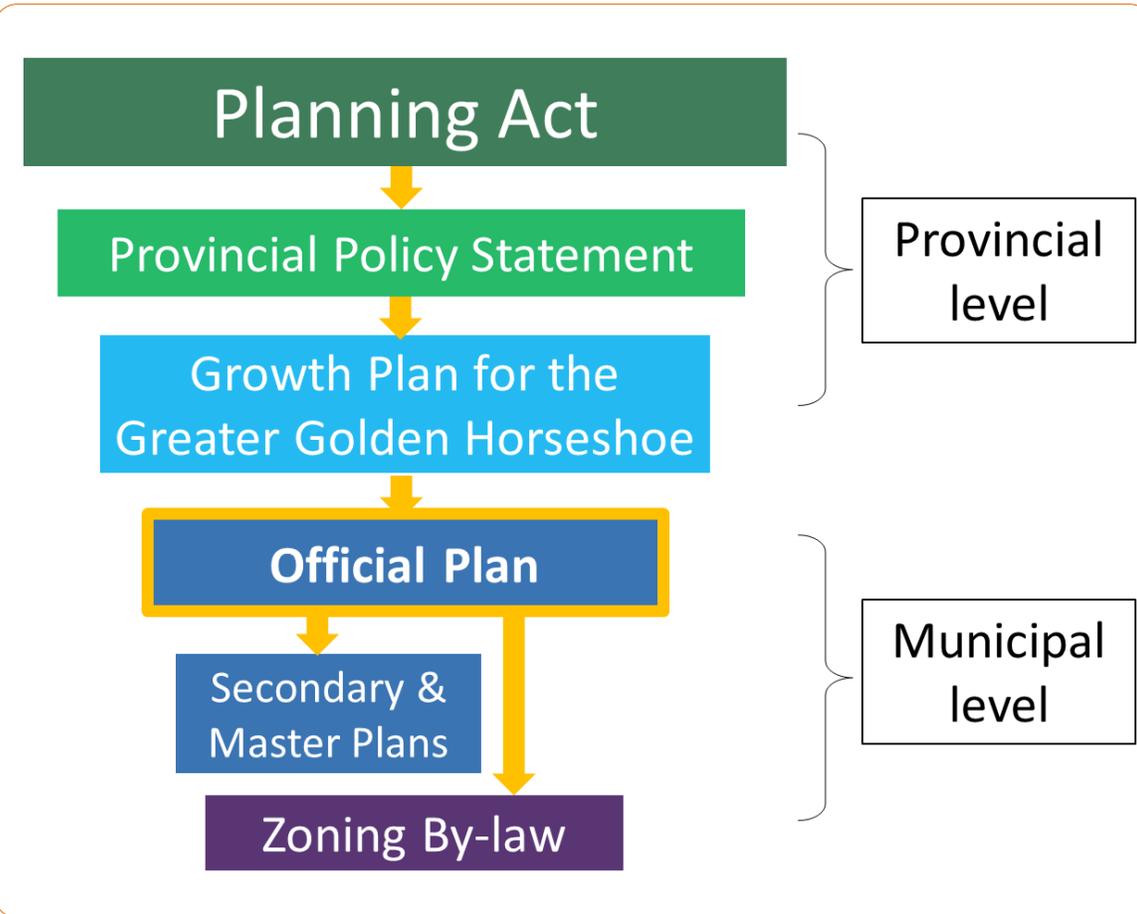
- Outlines the City's growth and development goals, objectives, and policies for the next 30 years



- Shapes how our City will look, feel and function



- Periodic review of Official Plan mandated



Official Plan Update Timeline

2011: Project commencement

2013: Phase 1 complete and presentation of Potential Policy Directions Report

2017: Establishment of advisory groups and appointment of consultants

2019: Release of Draft Official Plan

- **170+** attendees for 7 public open houses
- **140+** unique written submissions

2021: Completion of land needs assessment and release of Final Draft Official Plan



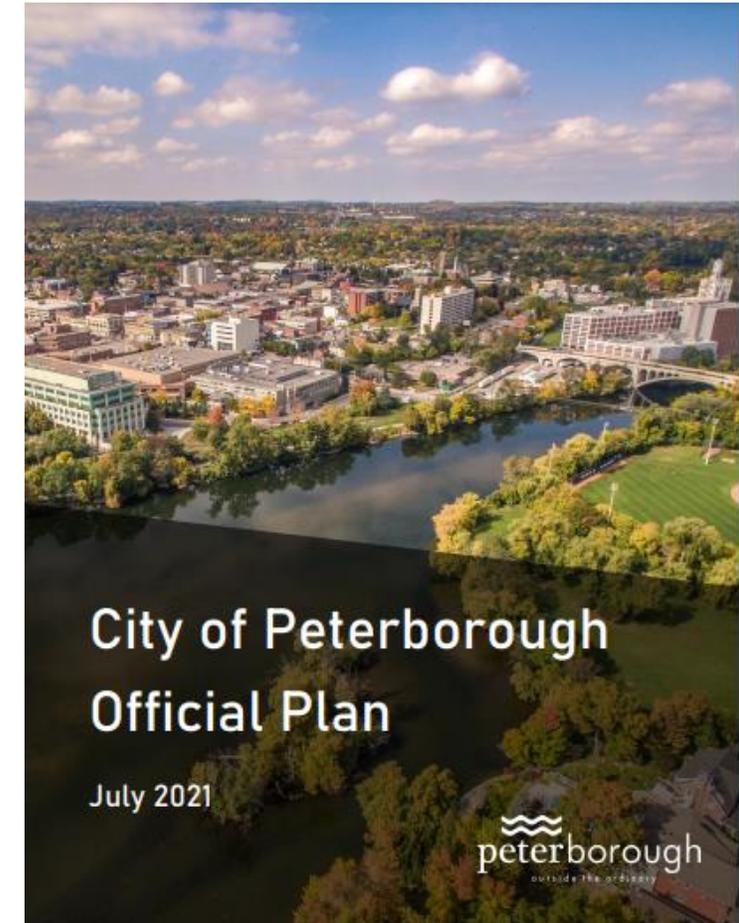
Official Plan Update

- **5,700+** people engaged
 - 5 surveys
 - 13 pop-up events
 - 10 speaking engagements
 - 4-day community design charrette
 - 13 public open houses
 - Meetings
 - First Nations consultation
 - 1,200+ email subscribers and dedicated project websites



Final Draft Official Plan

- 2051 planning horizon – plans to accommodate 125,000 people and 63,000 jobs
- Includes updates for consistency with Provincial Policy Statement and conformity with Growth Plan
- Integrates other City plans and studies
- The final draft Official Plan is organized into nine sections:
 - 1) Introduction
 - 2) Vision and Guiding Principles
 - 3) Planning for Future Growth
 - 4) Land Use Designations
 - 5) Community Development Policies
 - 6) Infrastructure Policies
 - 7) Implementation
 - 8) Interpretation and Definitions
 - 9) Secondary Plans



Final Draft Official Plan: Policy Highlights

Section 2.2: Guiding Principles

- Establishes policy intent to develop as a complete community
- Promotes high quality of life and public realm, social and spatial equity, connection to green and natural spaces

Section 4.1.2: General Policies for All Designations

- Public parks, playfields, schools and other public service facilities are permitted in all designations except Natural Areas
- Policy framework to guide location and coordination of public service facilities



Final Draft Official Plan: Policy Highlights

Section 4.2.4 Major Open Space Designation

- Provides a comprehensive and connected system of open space, parks and trails for recreation and general enjoyment

Section 4.3.6 Downtown Open Space Designation

- Direction for continued waterfront improvements
- Considers opportunities for rediscovering/daylighting Jackson Creek
- Establishes urban park hierarchy



Final Draft Official Plan: Policy Highlights

Section 5.3 Parkland and Open Space

- Guided by Strategic Plan for Recreation, Parks, Arenas and Culture
- Identifies a Five-Tiered Classification System consistent with Parks Development Standards
 - 1) Regional Parks and Other Open Spaces
 - 2) Community Parks and Other Open Spaces
 - 3) Neighbourhood Parks and Other Open Spaces
 - 4) Pocket Parks
 - 5) Urban Park Spaces



Final Draft Official Plan: Policy Highlights

Indigenous Placemaking

- Guiding Principle: provide opportunities for Indigenous placemaking and working with Indigenous communities to celebrate and commemorate Indigenous history and/or culture in public spaces;
- Celebrate or acknowledge Indigenous placemaking and history in Regional Parks, Community Parks, Pocket Parks
- Acknowledge Indigenous place names on the physical landscape of the City



Final Draft Official Plan: Policy Highlights

Section 5.5 Urban Forest

- Target to achieve minimum 35% tree canopy cover across City
- Target to provide minimum 50% shading in publicly accessible areas

Section 5.6 Local Food Production

- Support for community gardens, kitchens, farmers markets, rooftop gardens
- Consideration for edible landscaping, food-related industry, food-related home occupations



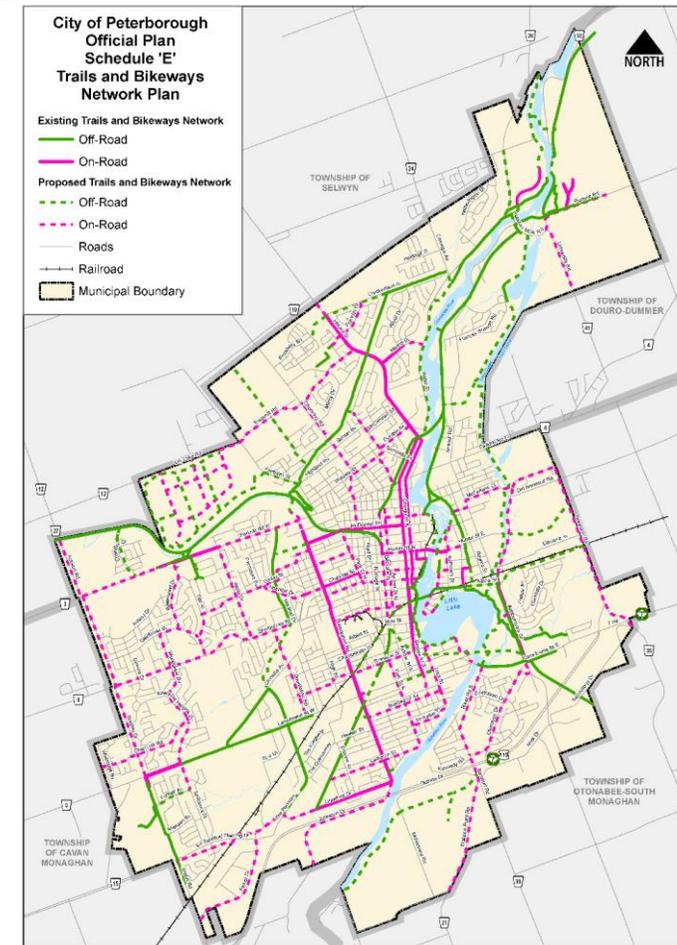
Final Draft Official Plan: Policy Highlights

Section 6.2.3: Active Transportation

- Requires that all development contribute to the creation of a 4-season walkable and connected community
- Implementing the Schedule E: Trails and Bikeways Network Plan

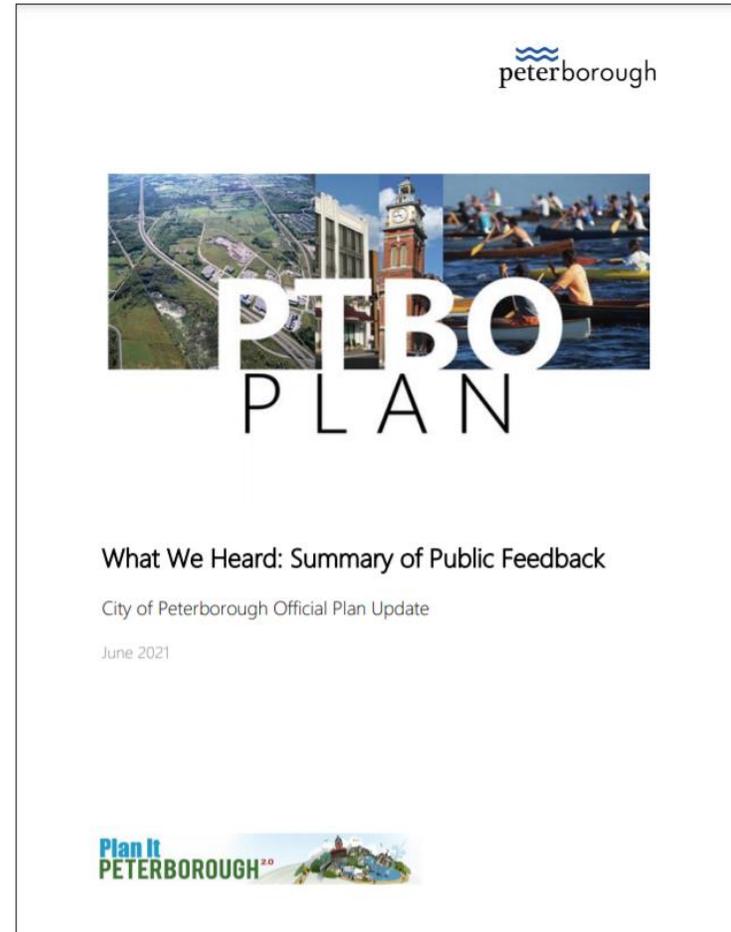
Section 7.12 Parkland Dedication

- Outlines requirements for the conveyance of land for park or other public recreational purposes



What We Heard

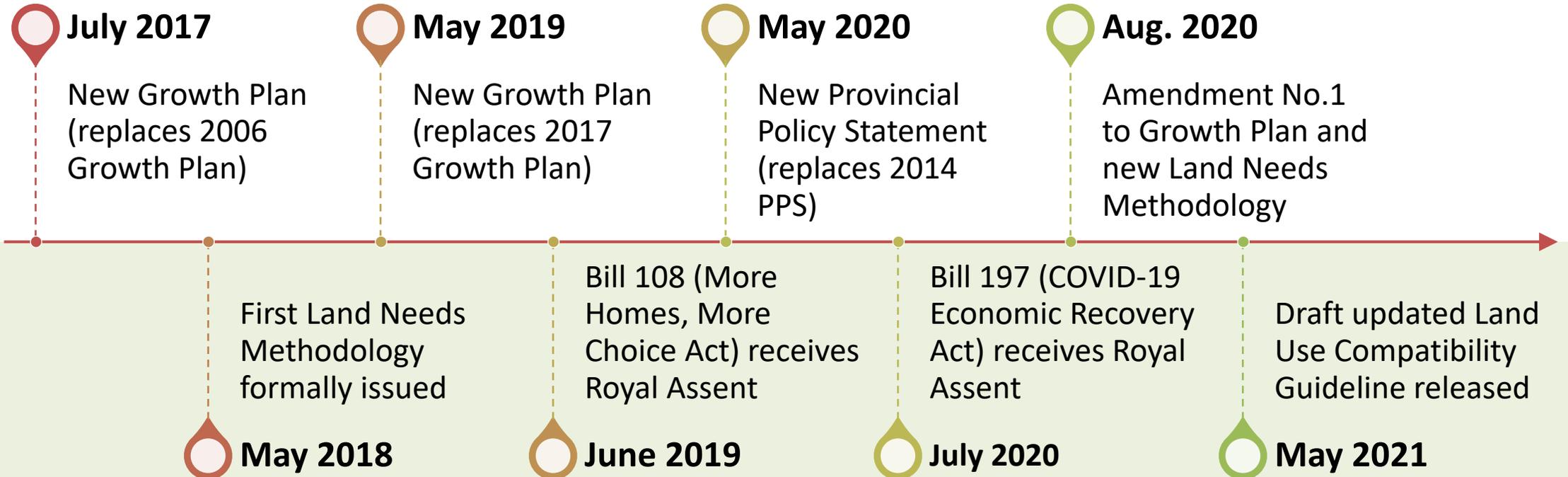
- Address affordable and accessible/barrier-free housing needs;
- Concerns about the impacts of intensification on existing neighbourhoods;
- Desire to strengthen the language in the plan to require/compel;
- Support complete communities and adequate provision of parkland and public service facilities;
- Support active transportation improvements;
- Support new employment areas and job creation;
- Acknowledge Indigenous and Treaty rights;
- Add more customized language which reflects Peterborough context and the uniqueness of the city; and,
- Improve the visual appeal and readability of the Plan.



Key Changes from Draft Official Plan (2019)

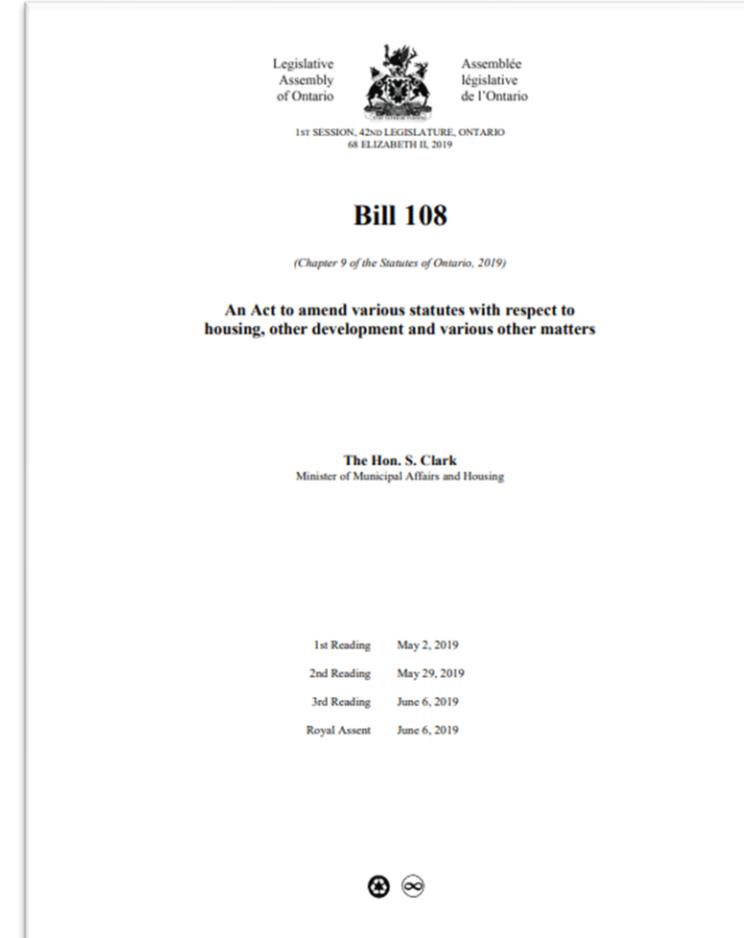
- Provincial Level
- Land Needs Assessment
- Strategic Growth Areas
- Intensification and Housing
- Natural Heritage System
- Transportation
- Environment and Climate Change
- General

Key Changes: Provincial level



Key Changes: Provincial level

- **Bill 108 (More Homes, More Choice Act)**
 - Remove inclusionary zoning
 - Replaced density bonusing and parkland dedication with community benefits charge
 - Allow up to two additional residential units (both in-home and accessory structure)
- **Bill 197 (COVID-19 Economic Recovery Act)**
 - Added back parkland dedication



Key Changes: Provincial level

- Provincial Policy Statement, 2020
 - Provide market-based mix and range of housing options, tenures and densities, including affordable housing
 - Prepare for the impacts of a changing climate, natural hazards and supporting green infrastructure
 - Require that sufficient land be made available to meet projected needs
 - Prohibit sensitive uses within employment areas
 - Strengthen policies on engagement with Indigenous communities

ontario.ca/PPS

Provincial Policy Statement, 2020

Under the Planning Act

Ontario 

Key Changes: Provincial level

- Growth Plan for the Greater Golden Horseshoe
 - Extend planning horizon from 2041 to 2051
 - Update population and employment forecasts and remove interim years
 - New land needs methodology issued



Land Needs Assessment

- Community area land need
 - Residential development
 - Population-related jobs
- Employment area land need
 - Clusters of business and economic activities (e.g., manufacturing, warehousing)
- Identify density targets for employment areas and designated greenfield area
- Determination of excess lands or need for boundary expansion



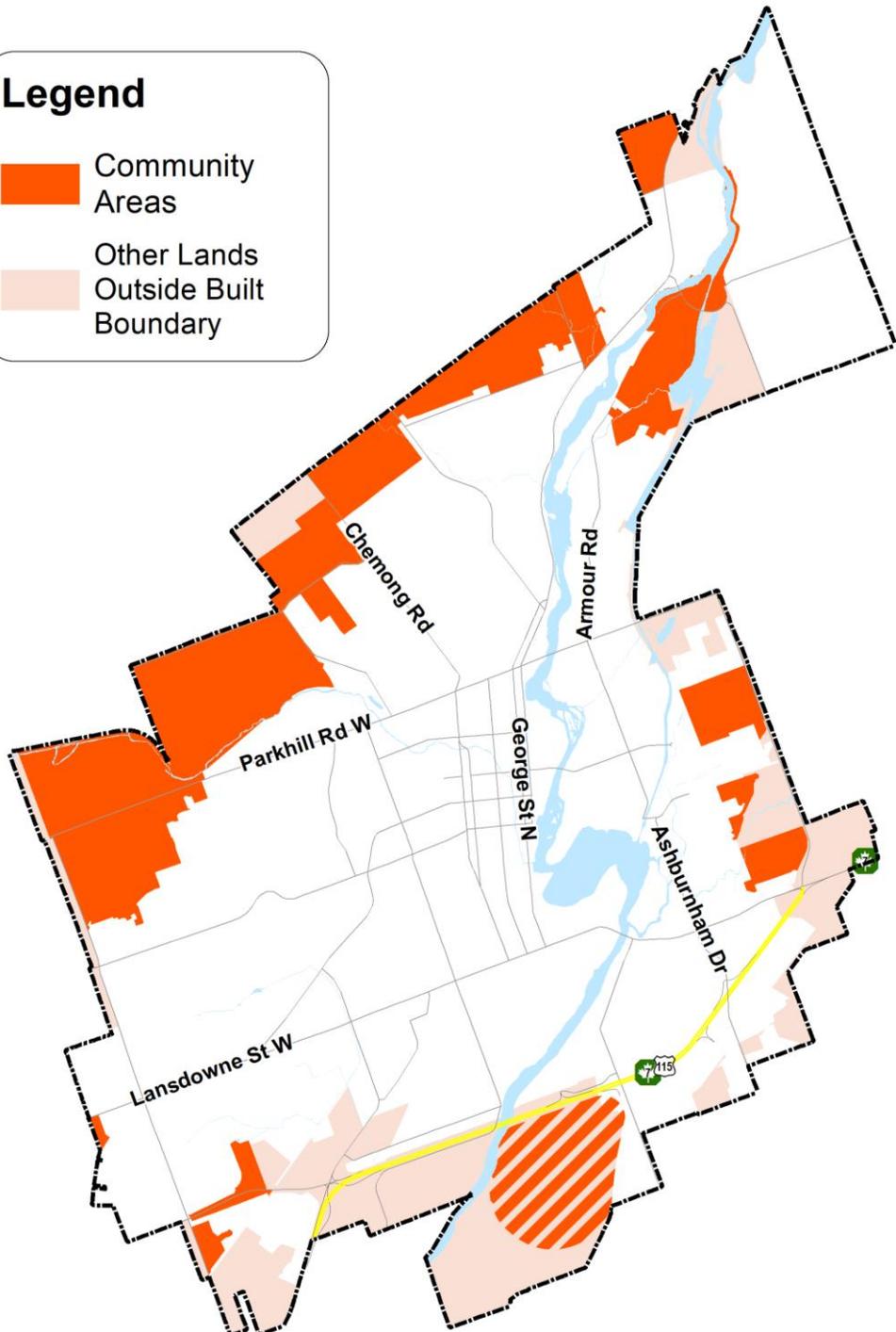
Land Needs Assessment Summary

	Community Area Land Need (hectares)	Employment Area Land Need (hectares)	Net Excess Land (hectares)
Land Available	590	0	-
Land Needed	290	110	-190

Results to be reviewed as part of municipal comprehensive review (i.e., 10 years after the Plan comes into effect, and every five years thereafter)

Legend

- Community Areas
- Other Lands
- Outside Built Boundary



Community Areas

- 290 hectares of community area needed (beyond lands that are built, under construction, draft approved or under review)
- Density target consistent with Council direction of 55-65 residents and jobs per hectare for new subdivisions

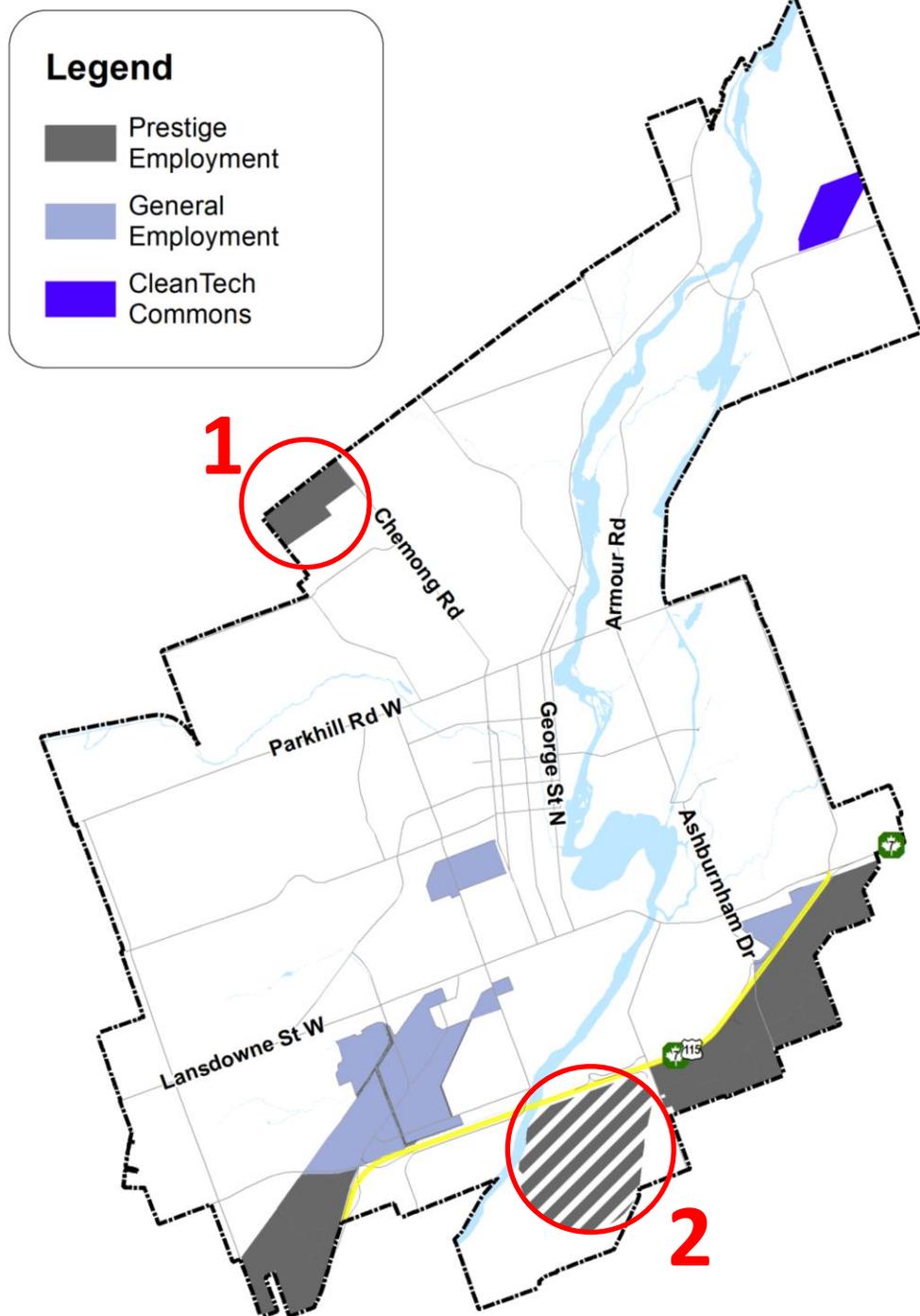
2051 Target (overall)

50 residents + jobs per hectare

Target (new subdivisions)

60 residents + jobs per hectare

Employment Areas



- 110 hectares needed
- Proposed Employment Areas
 - 1) Chemong West (30 hectares)
 - 2) Coldsprings Special Study Area
 - 80 hectares for employment area
 - 60 hectares for community area

2051 Target (overall)

25 jobs per hectare

Target (new employment areas)

30 jobs per hectare

Excess Lands/ Rural Transitional Area

- Added policies to permit development that promotes ongoing contribution of this area to the economy (e.g., agricultural uses)

Criteria:

a) Development Potential

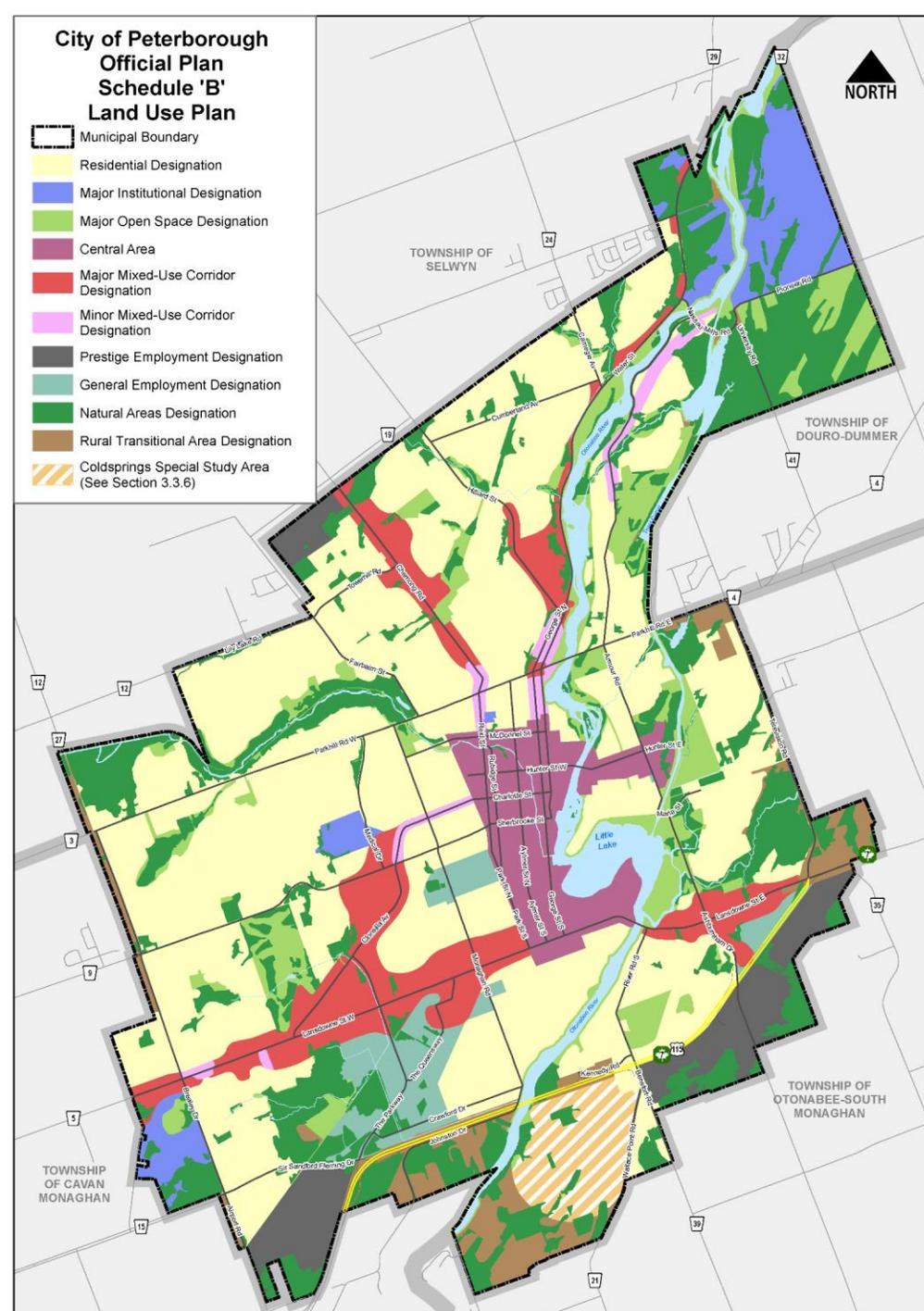
- Lands which should be preserved, present physical constraints and/or servicing/infrastructure constraints

b) Settlement Area Hierarchy and Urban Structure

- Low potential to support desired urban structure, range of transportation options and/or may result in a land use conflict

c) Legal and Procedural Fairness

- Consideration of existing complete applications, Growth Plan



Legend



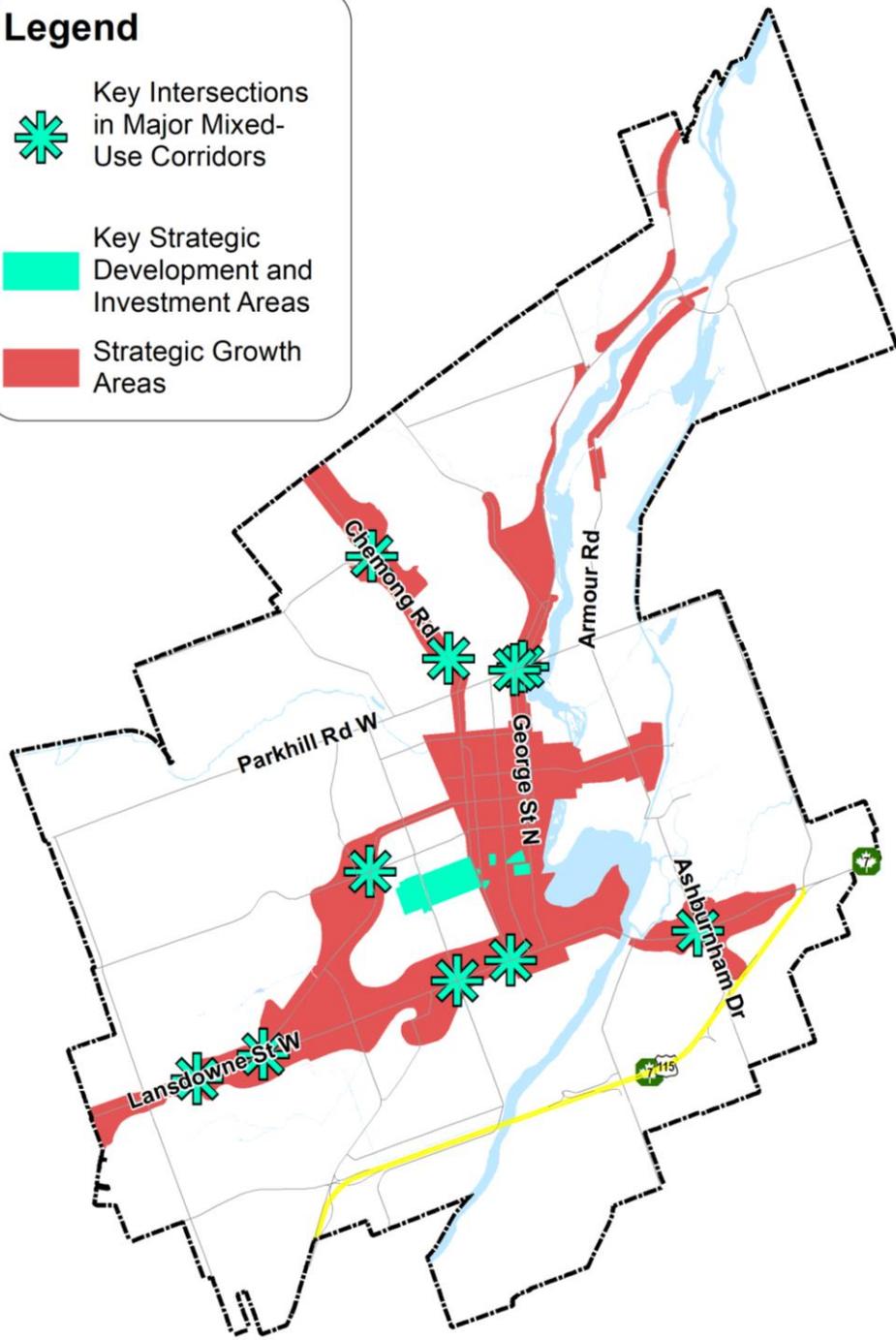
Key Intersections
in Major Mixed-
Use Corridors



Key Strategic
Development and
Investment Areas



Strategic Growth
Areas



Strategic Growth Areas

- Expanded Strategic Growth Areas to include portion of Armour Rd and Hilliard St
- Increased number of key intersections to Major Mixed-Use Corridors framework and strengthened language regarding higher-density development, mixed-use and improvements to the public realm:
 - Lansdowne St W and Monaghan Rd; Lansdowne St W and Park St S; Lansdowne St W and Spillsbury Dr; and, Chemong Rd and Wolsely St
- Added consideration of key strategic development and investment areas as focus for implementing range of financial and planning tools
 - Market Plaza
 - General Electric
 - Former Public Works Yard

City of Peterborough
Official Plan
Schedule 'C'
Central Area Plan

- Urban Growth Centre
- Jackson Creek Special Policy Area
- Central Area Boundary

- Downtown Core Area Designation
- Business District Designation
- Industrial Conversion Area Designation
- Downtown Neighbourhood Designation
- Downtown Open Space Designation
- Little Lake South District Designation- Sub-Area 1
- Little Lake South District Designation - Sub-Area 2



Strategic Growth Areas: Central Area

- Added:
 - Minimum building height requirement of 2 storeys (Downtown Core Area, Business District, Industrial Conversion Area) and first floor height requirement
 - Prohibition of drive-throughs
 - Conference/convention facilities to permitted uses (and removed from list of permitted uses from Major Mixed-Use Corridors)
- Additional policy language added to limit small-scale retail uses outside the Central Area
 - Small-scale retail uses in Major Mixed-Use Corridors will be limited to major retail facilities or mixed-use development
 - Neighbourhood supportive uses capped to 2,000 sqm per lot

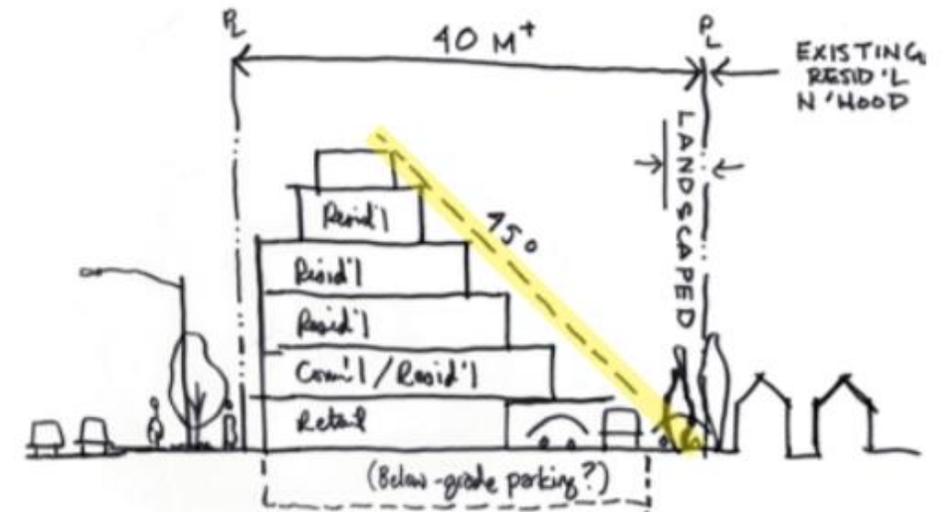
Intensification and Housing

Affordable and Accessible Housing

- Increased annual city-wide affordable target from 10% to 20%
- Enhanced language to encourage options for accessibility within all new residential developments and incorporate universal design

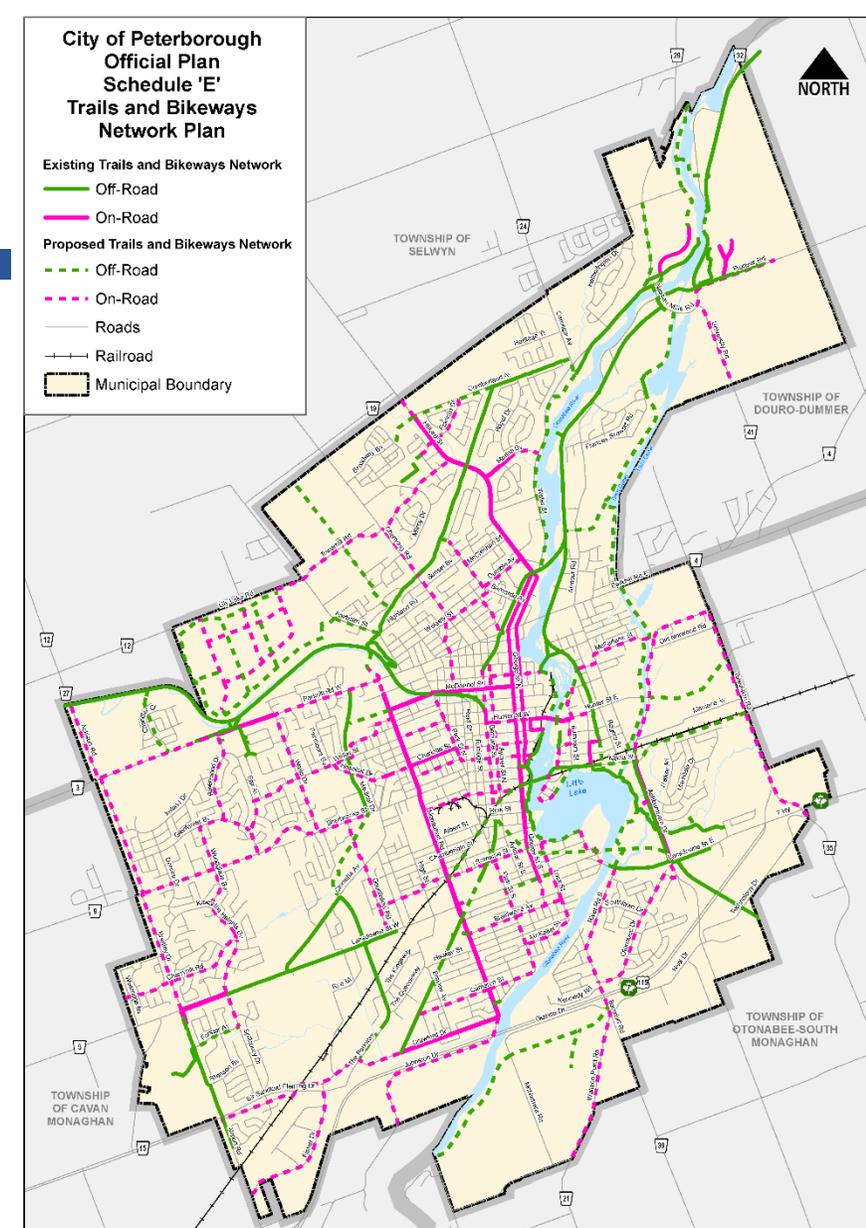
Compatible Development

- Added language to require compatible development
- Additional provisions for urban design guidelines and considerations (e.g., building podium, shadow and wind impacts)



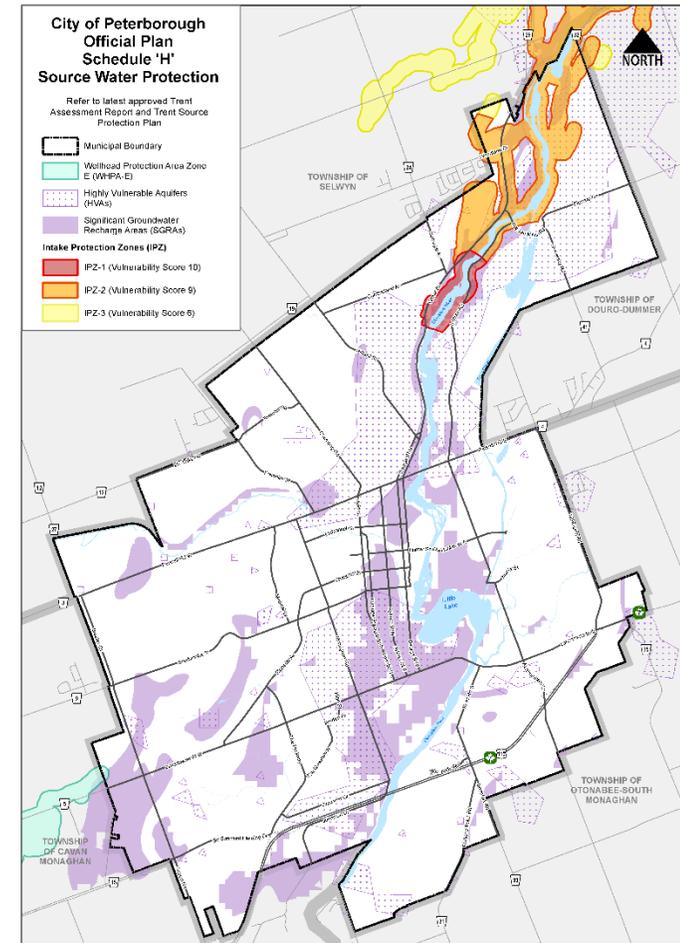
Transportation

- Added:
 - Separate schedule for Active Transportation (Bikeways and Trails)
 - Consistent with Province-wide cycling network
 - New schedule for Road Allowance Widths



Environment and Climate Change

- Increased tree canopy target from 30% to 35% and emphasized intent of the Plan is to increase woodland and tree canopy cover
- Added consideration of Community Energy Plan, Green Development Standards, low impact development, carbon neutral or net zero energy designs
- New schedule for source water protection and language requiring studies to demonstrate that the quality and quantity of water will be protected, improved or restored



General

- Context Section revised to acknowledge local context and frame the document
- New Section “How to Read this Plan”
- Added visuals and explanatory text in shaded boxes
- Migrated relevant secondary plans to Section 9.0 of the Plan
 - Lily Lake Secondary Plan
 - Lift Lock Secondary Plan



1.0 Introduction



1.0 INTRODUCTION

1.1 Context

Part of the traditional territory of the Michi Saagig (Mississauga Anishinaabeg) peoples, the City of Peterborough was founded around a site known as “Maggiweening” in Anishinaabemowin, meaning “the place at the end of the rapids”. For upwards of 11,000 years, Peterborough has been a significant place to the Michi Saagig Nation for trading, harvesting, ceremonies and canoe travel.

In 1835, Treaty 22 was signed between the Michi Saagig and British Crown to allow for settlement to take place within their territory. This treaty enabled Adam Scott to settle along the west shore of the Otonabee River in 1830, creating a sawmill and gristmill. A settlement soon grew around the mill and became known as Scotts Mills. In 1836, the settlement was renamed Peterborough in honour of Peter Robinson, who was instrumental in bringing additional settlers to the area, many of whom were emigrants from Ireland.

In 1850, the modern City of Peterborough was incorporated. Early development centred on an available hydroelectric power which fueled industrial development. While the City has retained this industrial legacy, its local economy continues to diversify by supporting a range of business sectors, including the knowledge-based, service, education, healthcare, entrepreneurial, and creative sectors.

Today the City is a vibrant municipality known as “the Gateway to the Kawarthas” in recognition of its key location on the Trent-Severn waterway, which links Lake Ontario to Georgian Bay through the Kawarthas Lake system. Peterborough’s landscape is defined by an abundance of natural features, as well as diverse and landforms created by glaciation, such as the Otonabee and Jackson shipways. The Otonabee River, Jackson Creek and Trent Canal characterize three greenways which form an interconnected network of trails and open space throughout the City.

Peterborough’s historic downtown opens to Little Lake, providing scenic waterfront and a marina that allows boaters easy access to the coast. Tourists are attracted to the Peterborough (OH) Zoo, the Canadian Canoe Museum, and to numerous cultural venues, festivals and sporting events in the City. The City is the urban hub of the northwest section of the Greater Golden Horseshoe (GGH) and is the focus of the broader region for health, education, industry, commerce, entertainment and other services. Peterborough is home to a number of large institutions that serve a much broader area, including Trent University, Fleming College and the Peterborough Regional Health Centre. The Peterborough Region, located outside of City boundaries, supports business activities both within the City and in nearby municipalities.

The City has an older average demographic and smaller average household size than many other GGH communities. Based on prevailing demographic trends, it is expected that the OGH population growth will be driven by immigration and intra-municipal migration, where residents move to Peterborough from elsewhere in the province. Along with an increasingly diverse and aging population, Peterborough faces a number of challenges associated with climate change, cost of living, economic restructuring, and advancements in technology. These challenges represent a turning point in which the community needs to plan and respond to avoid change and uncertainty. The City of Peterborough’s Official Plan will outline the strategic decisions that manage the effects on the social, economic, built and natural environment and support the achievement of the vision for the City.

5 CITY OF PETERBOROUGH OFFICIAL PLAN

Next Steps

September

- Online public engagement sessions
- Meetings
 - Natural Heritage Task Force
 - Advisory Committees

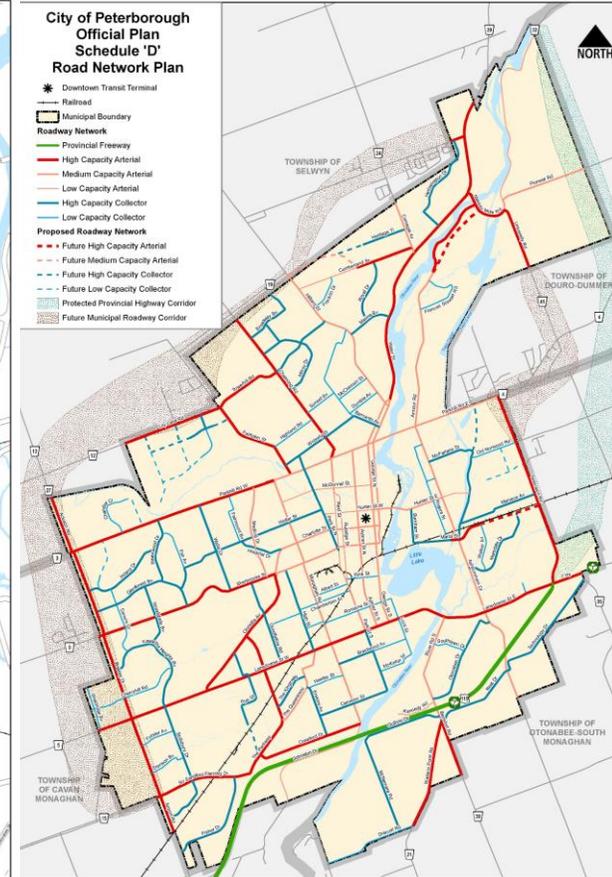
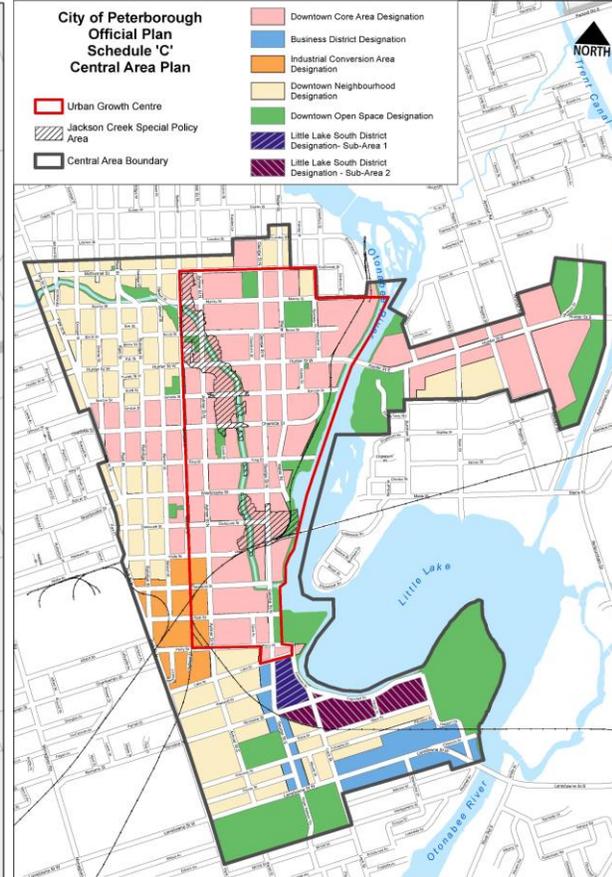
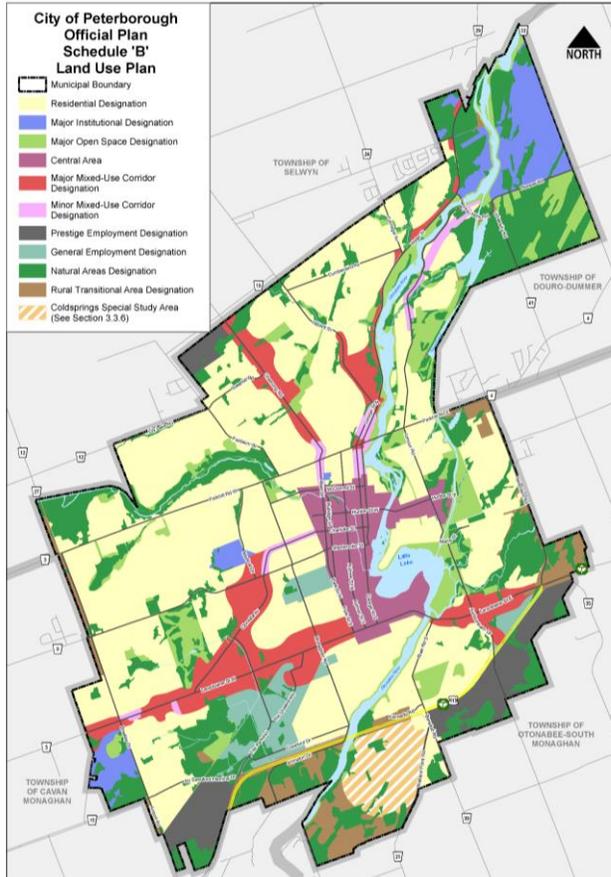
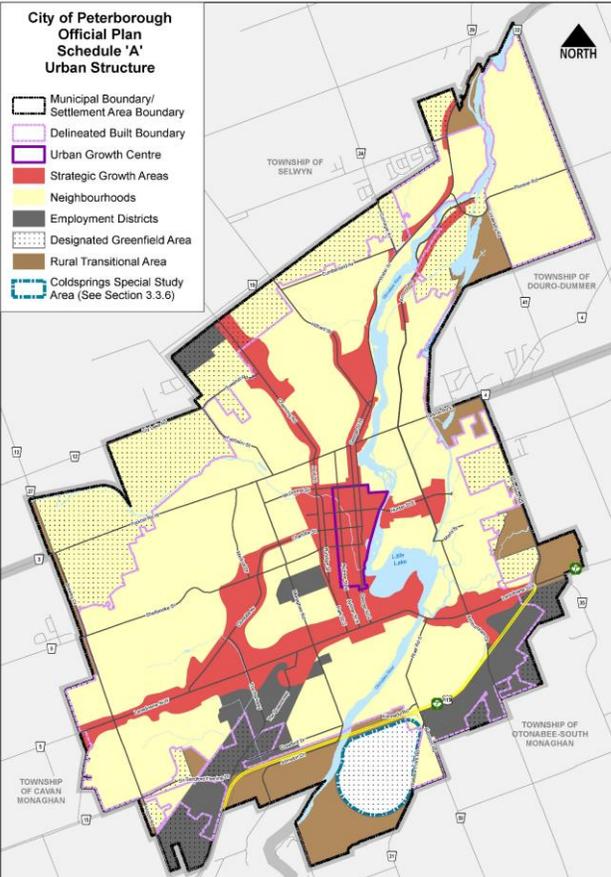
October

- Present final draft Official Plan and supporting documents to Council for information

November

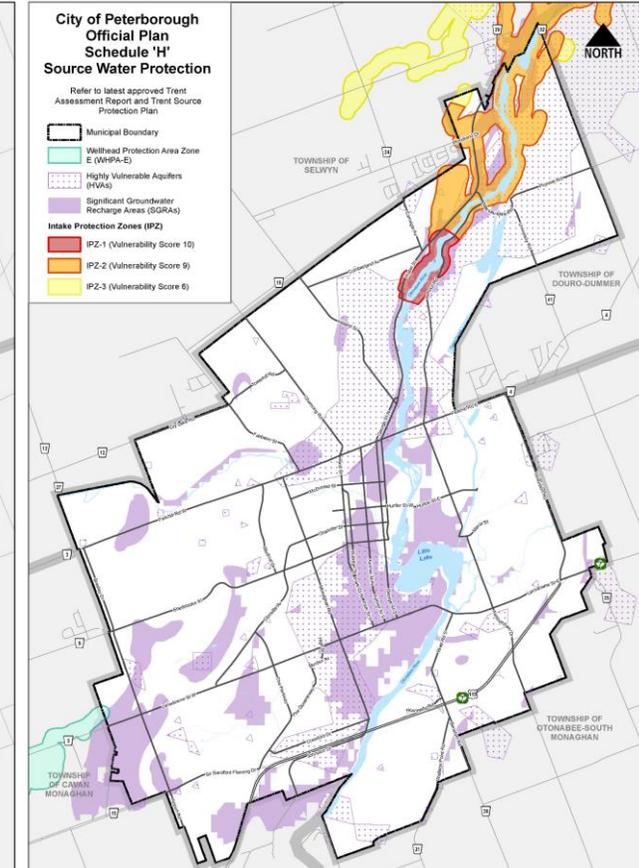
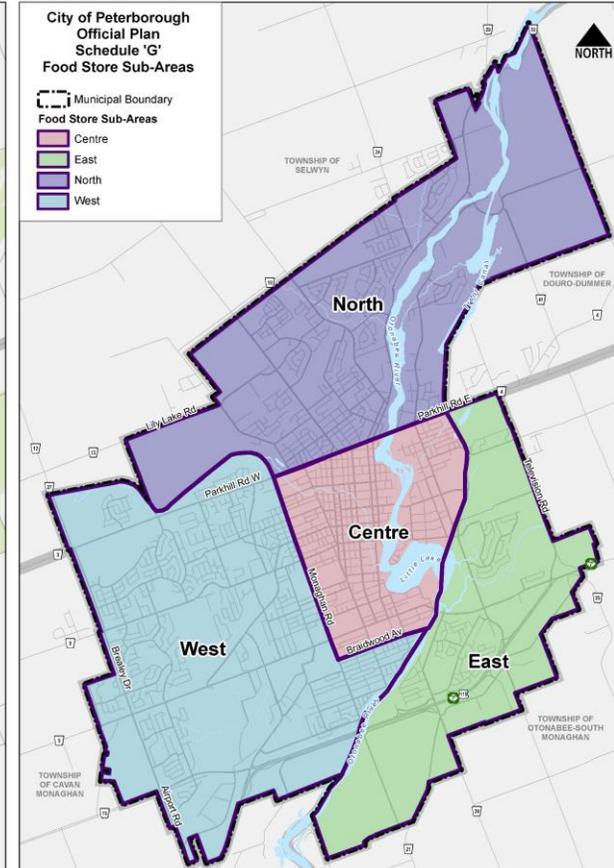
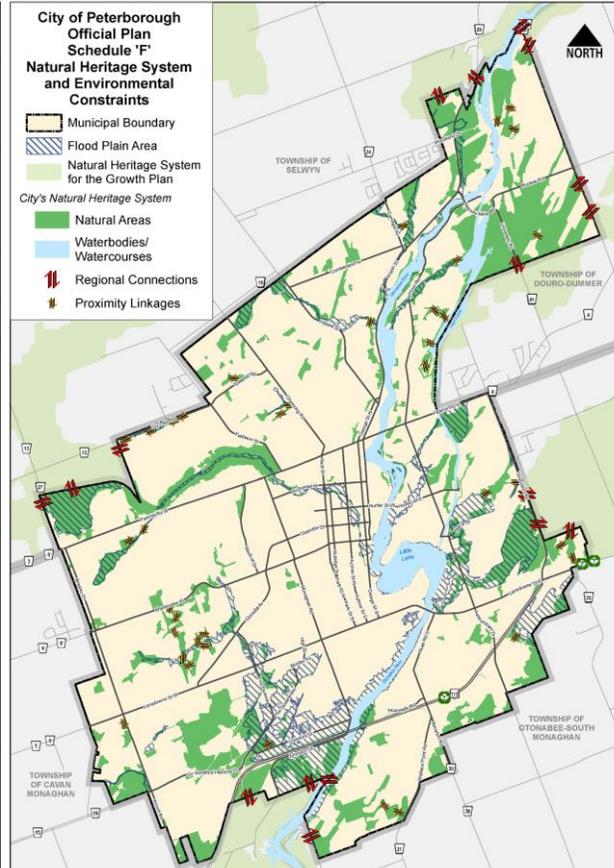
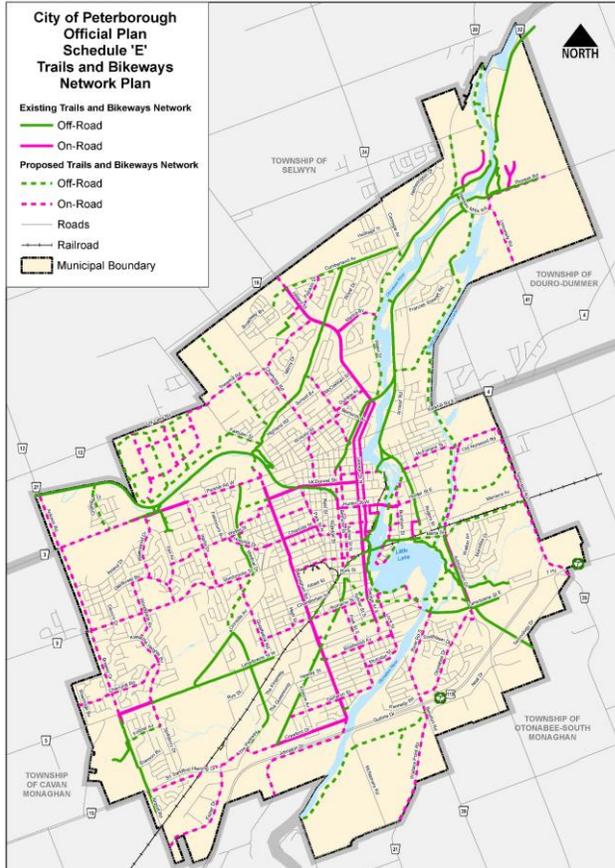
- Statutory public meeting
- Council considers recommendations and adopts Official Plan
- City sends Official Plan to Province for approval

Questions?



Email us: planit@peterborough.ca

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