



PTBO PLAN

Peterborough Environmental Advisory Committee

Official Plan Update

September 15, 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



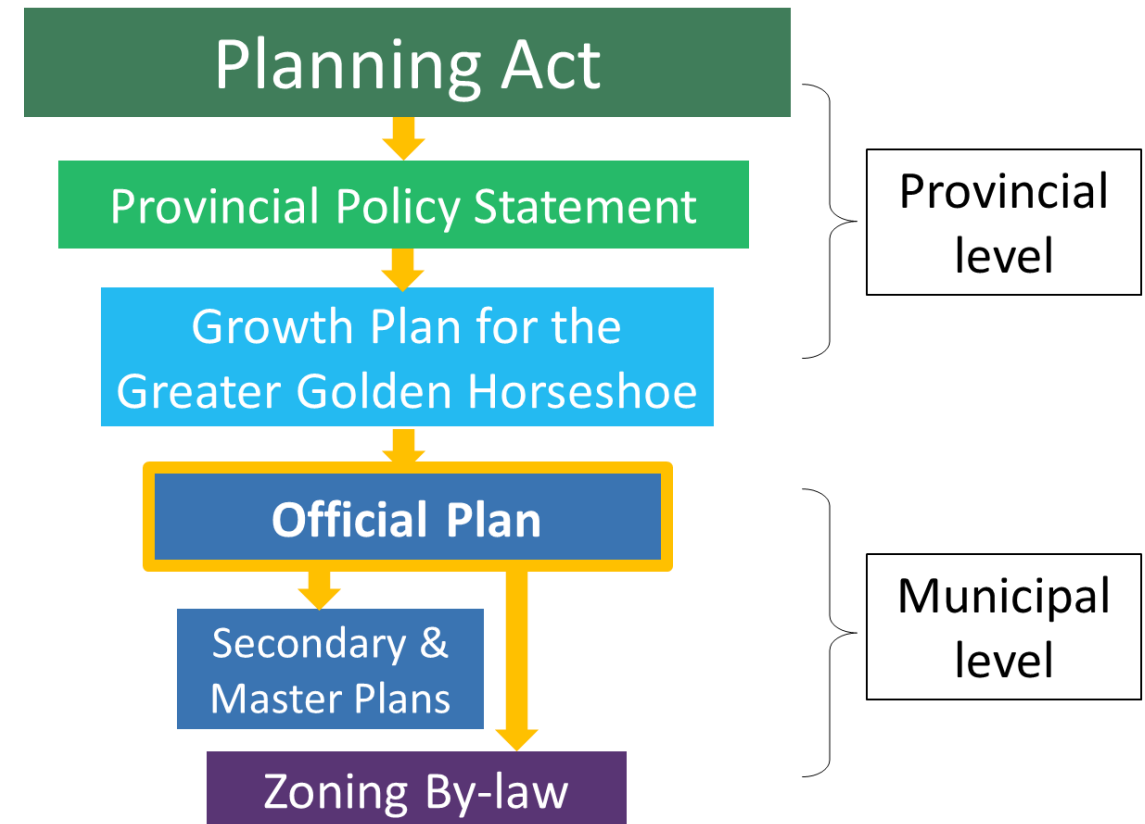
- Outlines the City's growth and development goals, objectives, and policies for the next 30 years



- 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



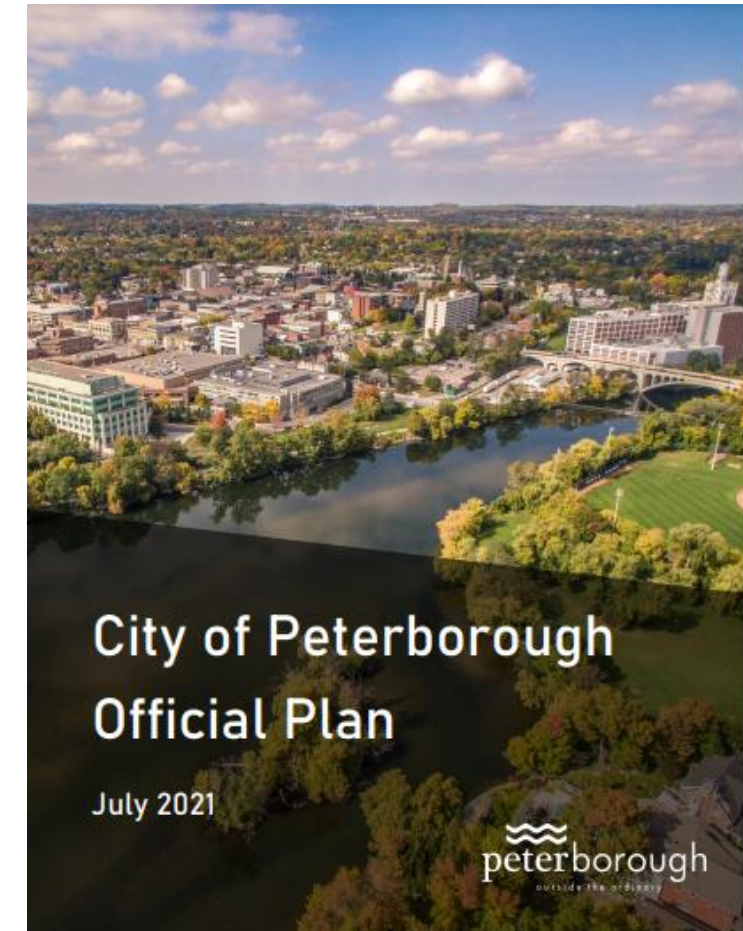
Official Plan Update

- **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, supporting full range of transportation options, protecting natural heritage and water, and promoting sustainable development practices

Section 3.3 Planning for Growth in an Urban Structure

- Minimum 50% annual residential units through intensification
- Urban structure that supports transit-supportive community

Section 6.2 Transportation: A Linked Community

- Encouraging increased use of public transit, cycling and walking



Final Draft Official Plan: Policy Highlights

Section 4.6 Natural Heritage System

- Graduated system for protecting Natural Heritage Features and linkages
 - Level A (protect form and function in situ)
 - Level B (preserve or enhance function)
 - Level C (preserve or replicate function)
- Minimum standards for vegetation buffers (subject to EIS)
- Commitment to evaluate all wetlands within the city

Section 7.21 Pre-Consultation and Complete Application Requirements

- City to prepare a Restoration and Enhancement Strategy, Land Securement Fund and Environmental Impact Study guidelines



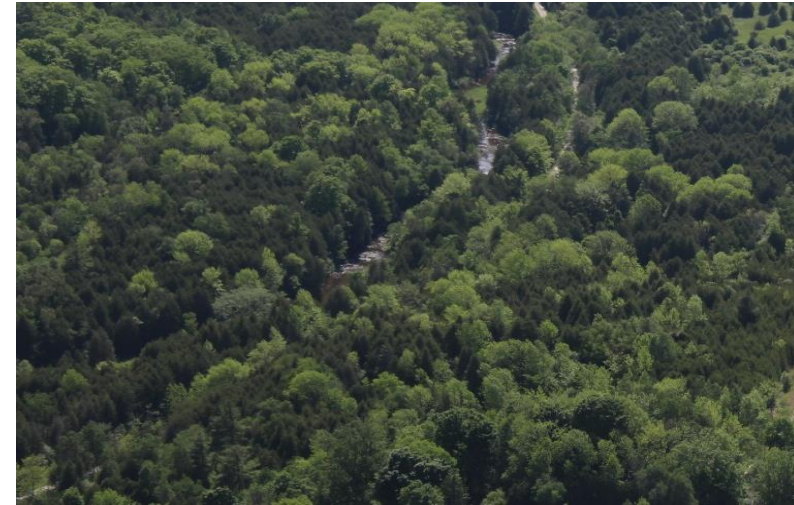
Final Draft Official Plan: Policy Highlights

Section 5.5 Urban Forest

- Target to achieve minimum 35% forest 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, home occupations



Final Draft Official Plan: Policy Highlights

Section 5.4.2 Buildings and Sustainable Design

- Promotes alternative energy systems, passive solar gains, water conservation, carbon neutral and net zero energy building designs

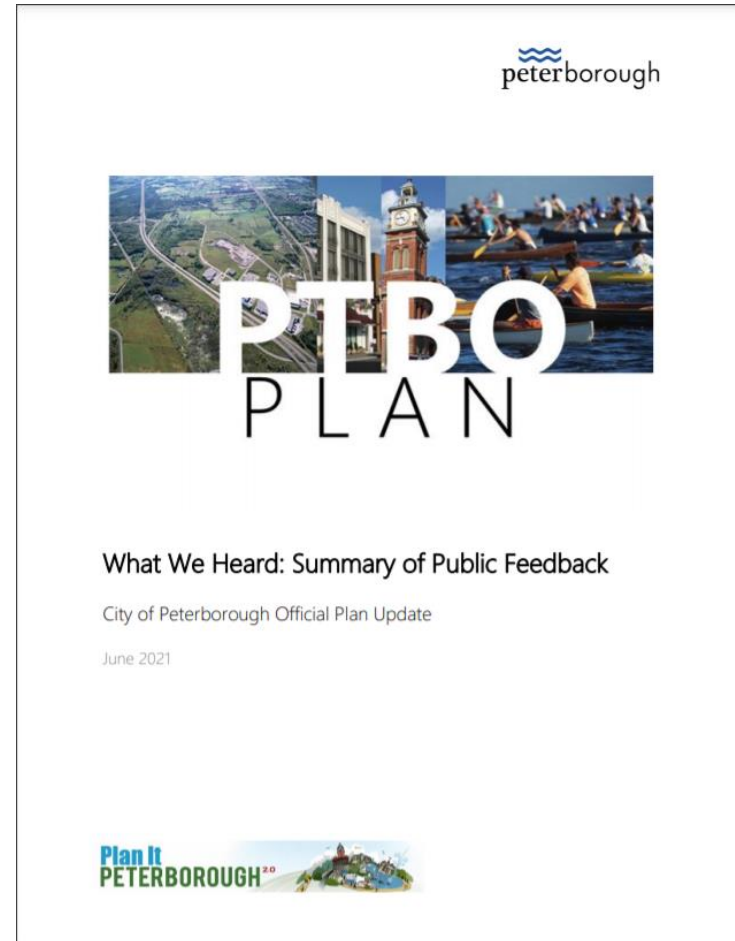
Section 5.7 Climate Change

- Policies to support energy efficiency, improved air quality, reduced greenhouse gas emissions, climate change adaptation



What We Heard

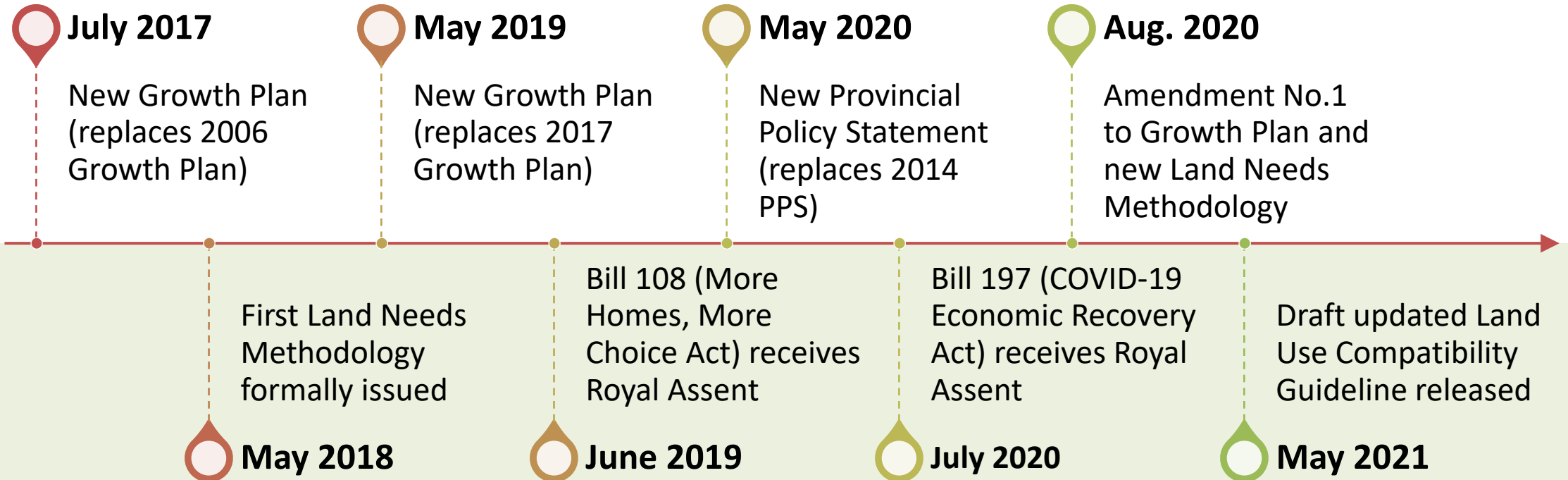
- Address affordable and accessible/barrier-free housing needs;
- Concerns about the impacts of intensification on existing neighbourhoods;
- Desire to strengthen the language in the plan to require/compel;
- Support complete communities and adequate provision of parkland and public service facilities;
- 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)

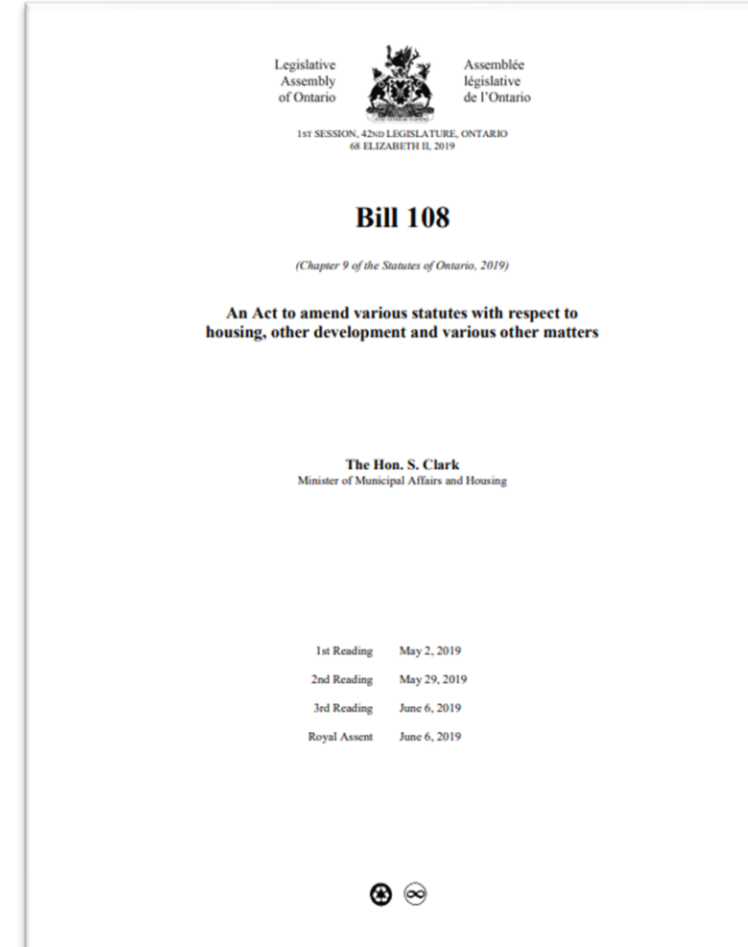
- Provincial Level
- Land Needs Assessment
- Strategic Growth Areas
- Intensification and Housing
- Natural Heritage System
- Transportation
- Environment and Climate Change
- General

Key Changes: Provincial level



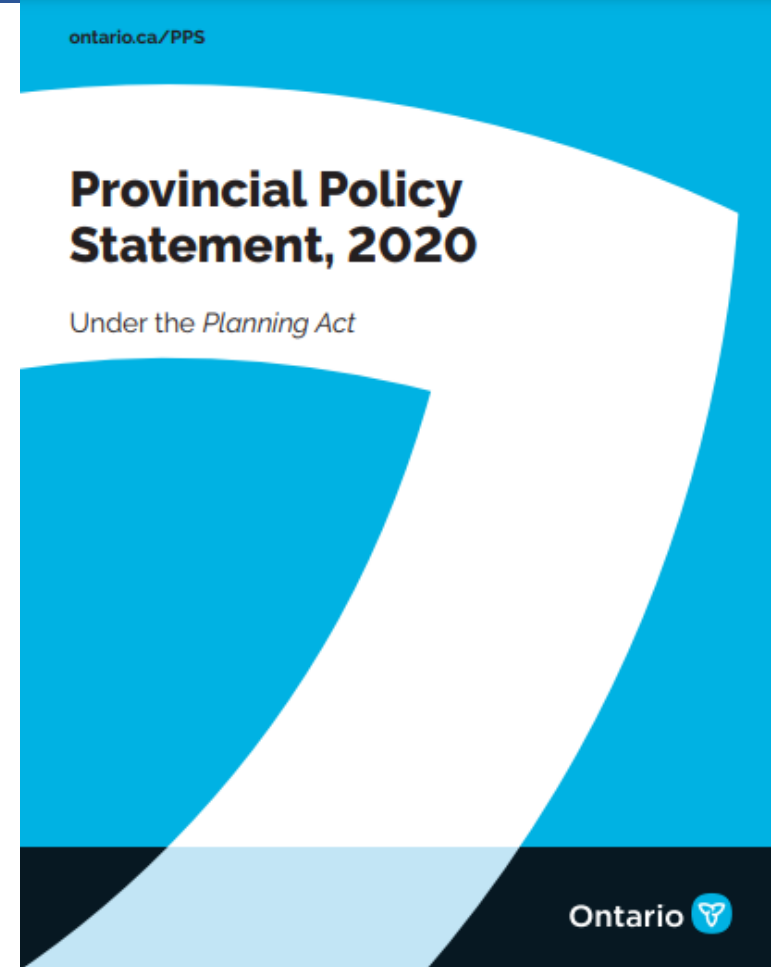
Key Changes: Provincial level

- 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



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




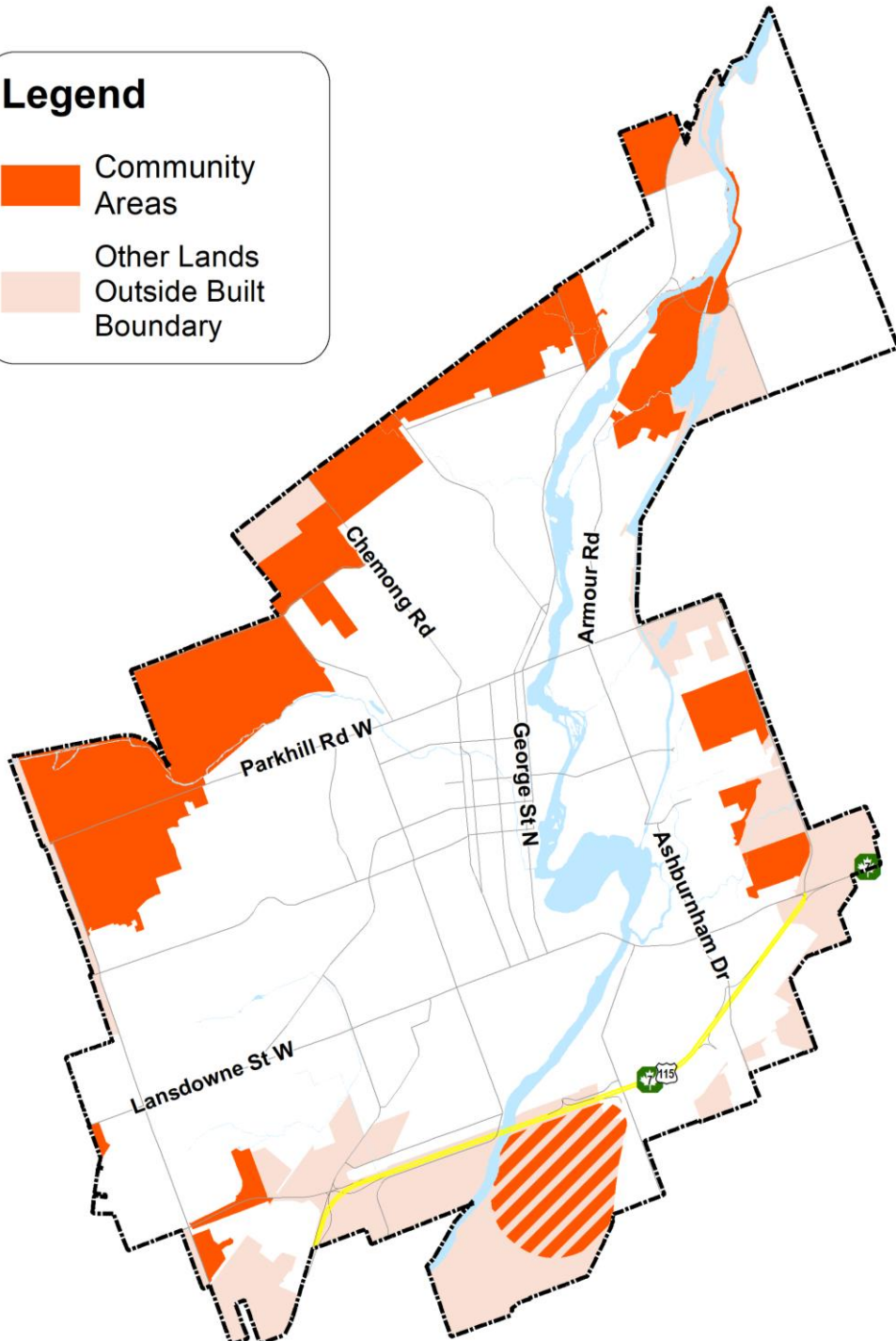
Land Needs Assessment Summary

	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

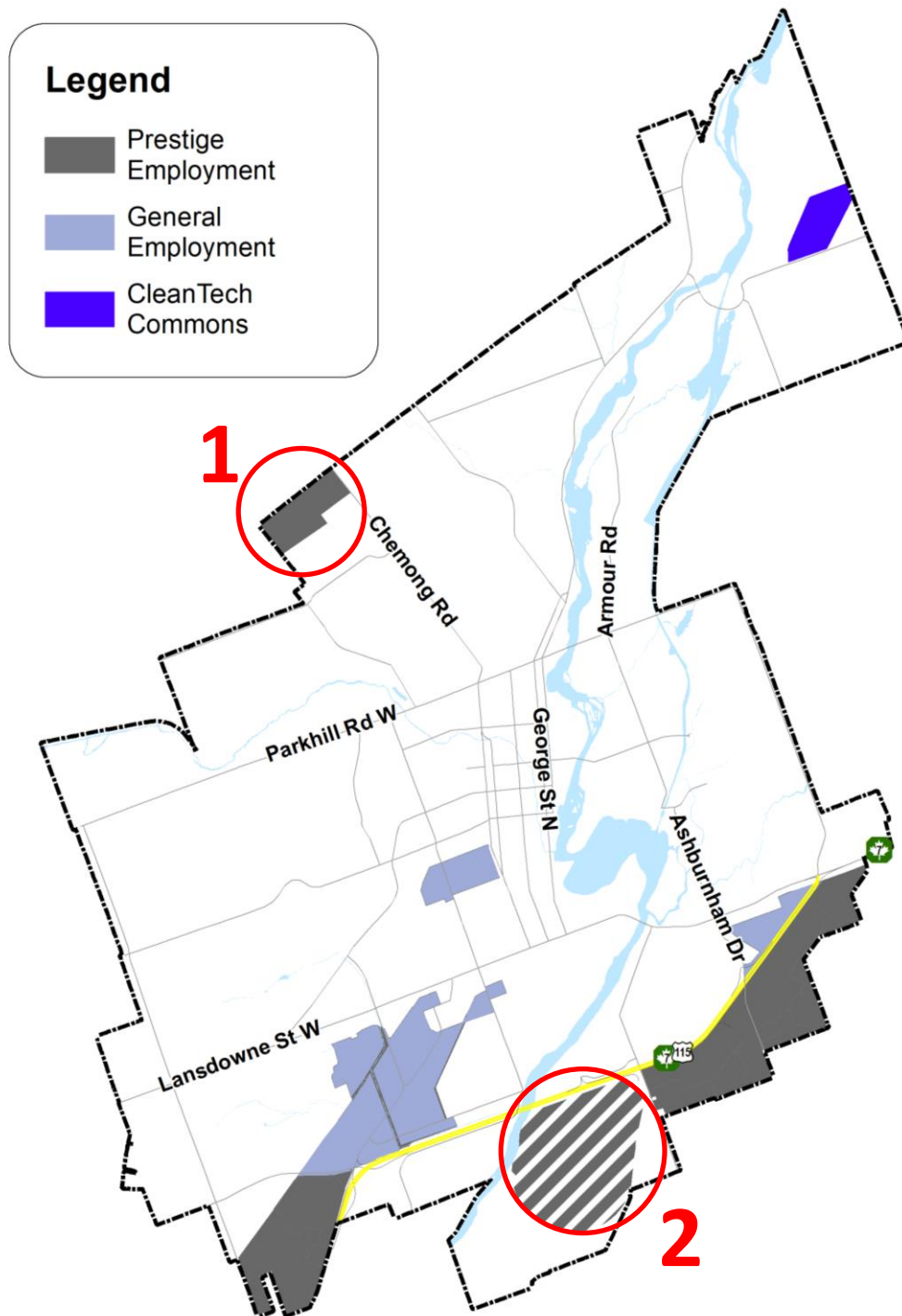
- 290 hectares of community area needed (beyond lands that are built, under construction, draft approved or under review)
- Density target consistent with Council direction of 55-65 residents and jobs per hectare for new subdivisions

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)

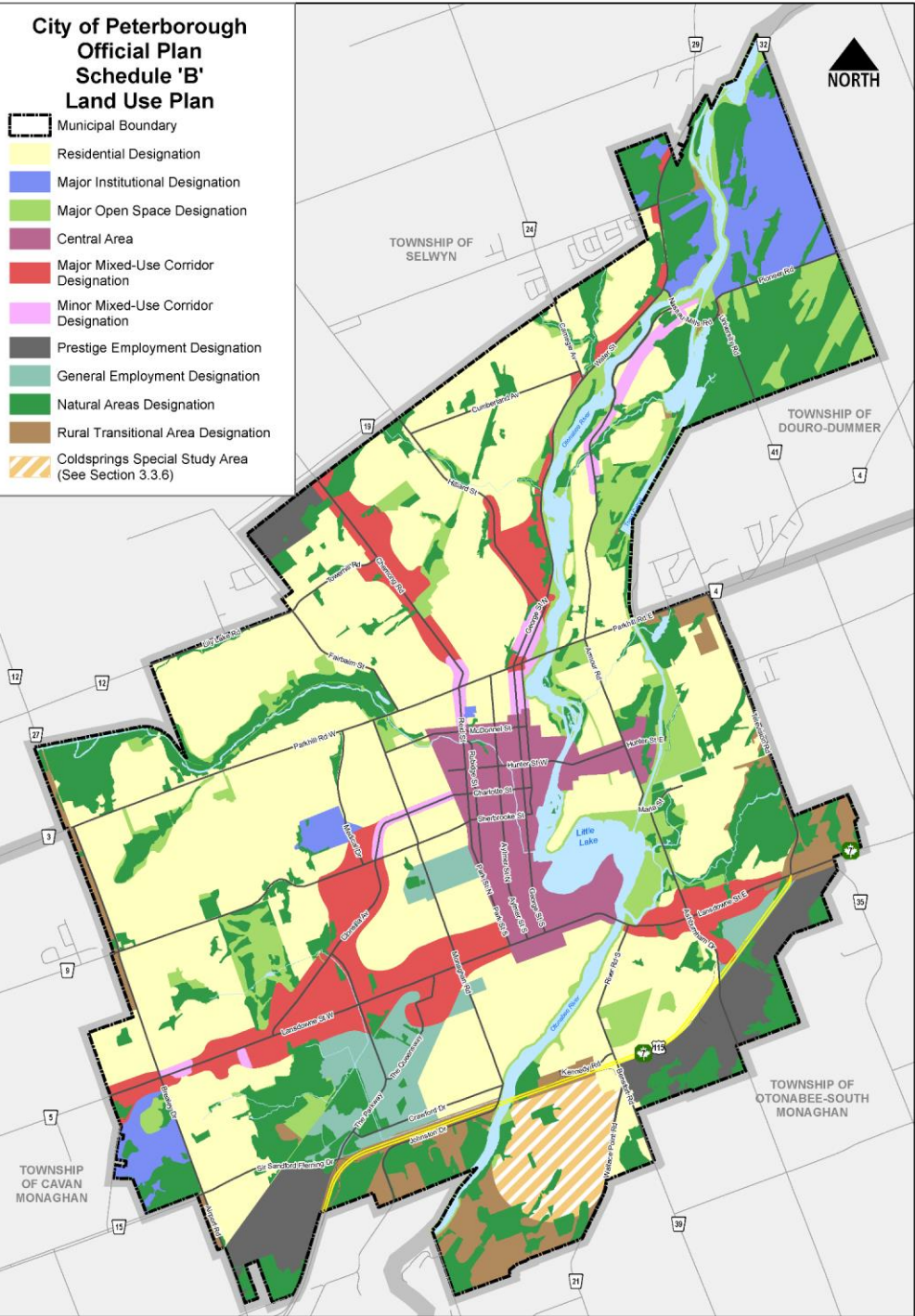
25 jobs per hectare

Target (new employment areas)

30 jobs per hectare

City of Peterborough
Official Plan
Schedule 'B'
Land Use Plan

-  Municipal Boundary
-  Residential Designation
-  Major Institutional Designation
-  Major Open Space Designation
-  Central Area
-  Major Mixed-Use Corridor Designation
-  Minor Mixed-Use Corridor Designation
-  Prestige Employment Designation
-  General Employment Designation
-  Natural Areas Designation
-  Rural Transitional Area Designation
-  Coldsprings Special Study Area (See Section 3.3.6)



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



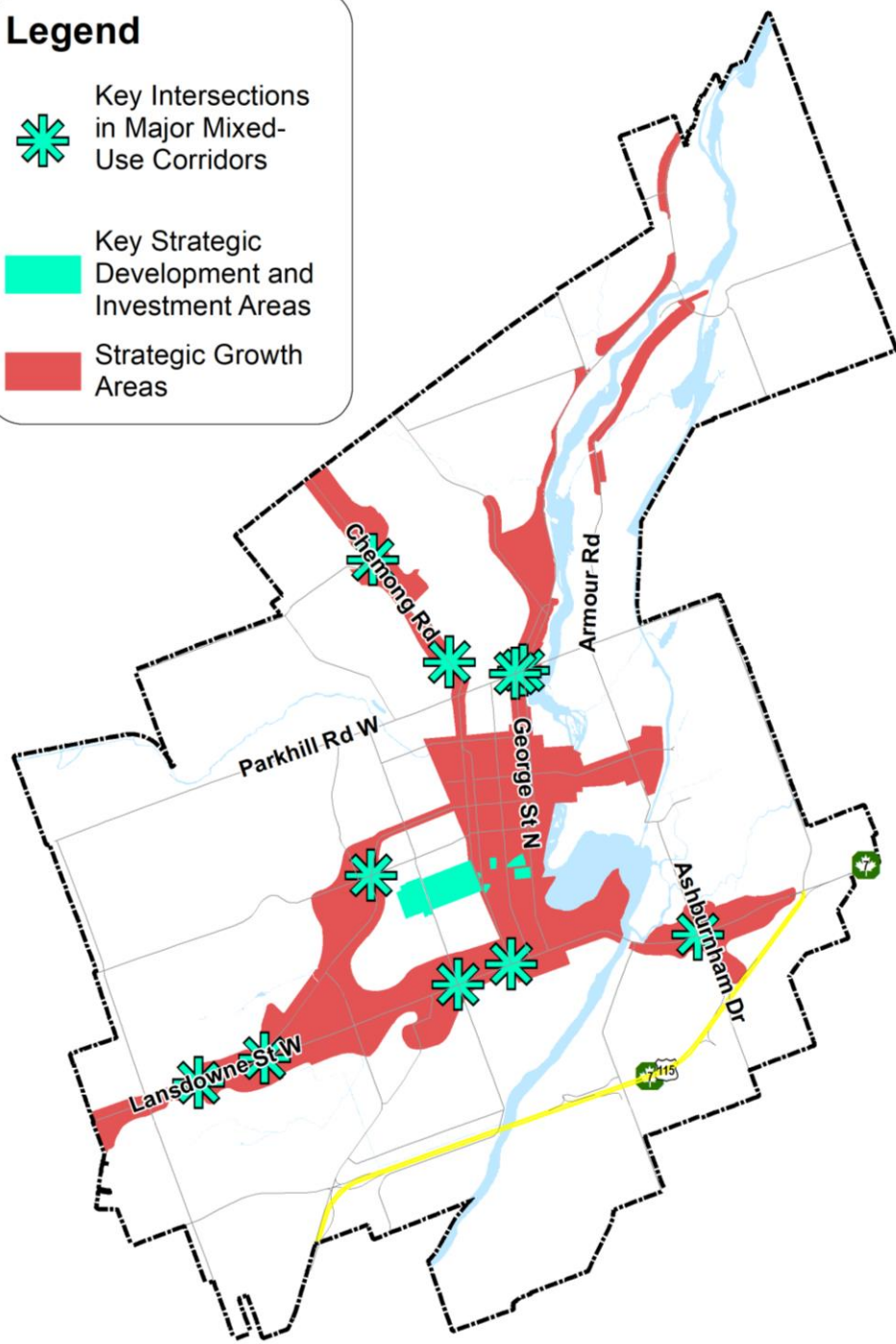
Key Intersections
in Major Mixed-
Use Corridors



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

NORTH

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

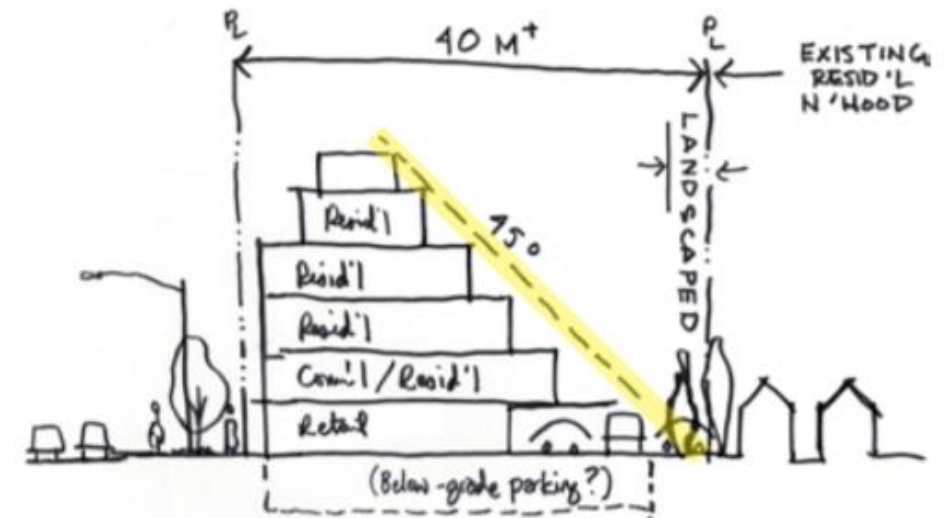
Intensification and Housing

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

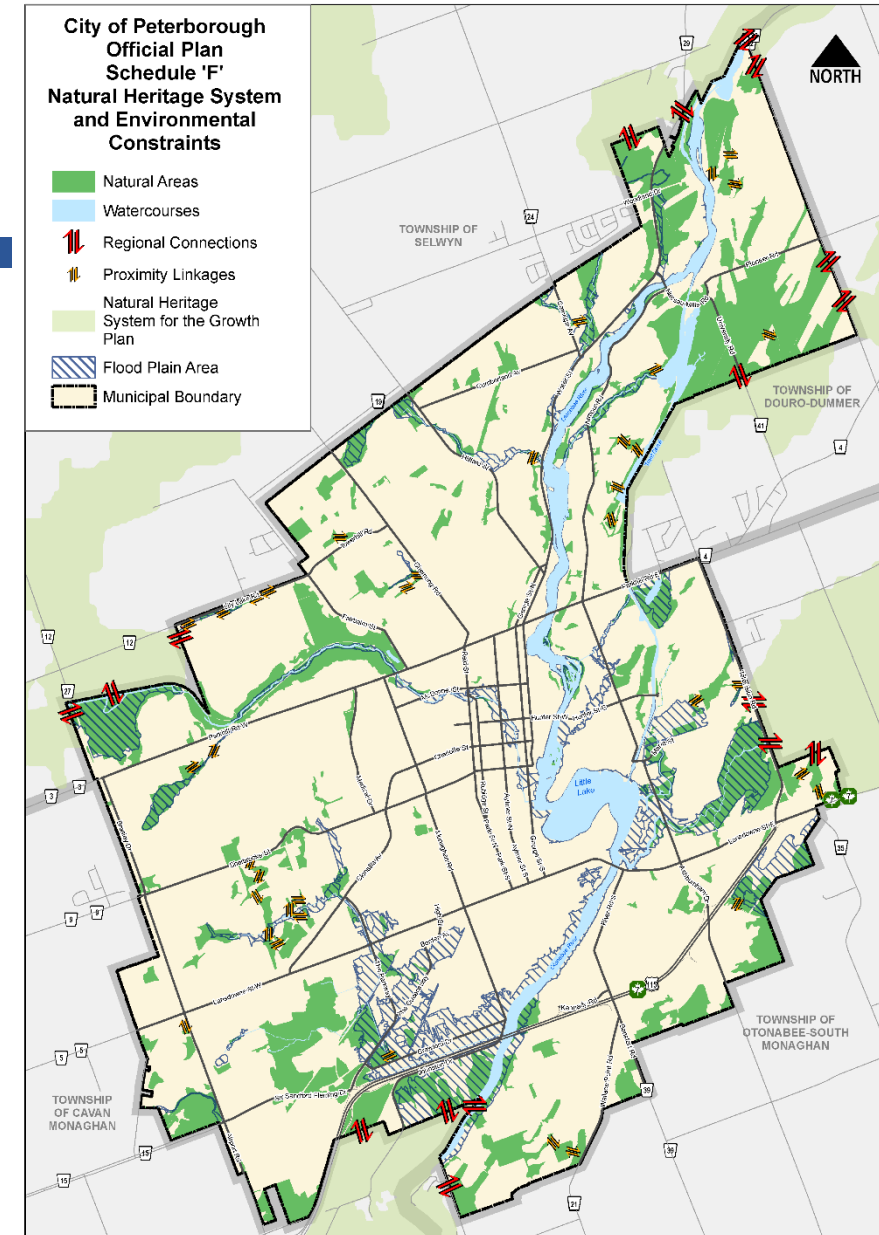
Compatible Development

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



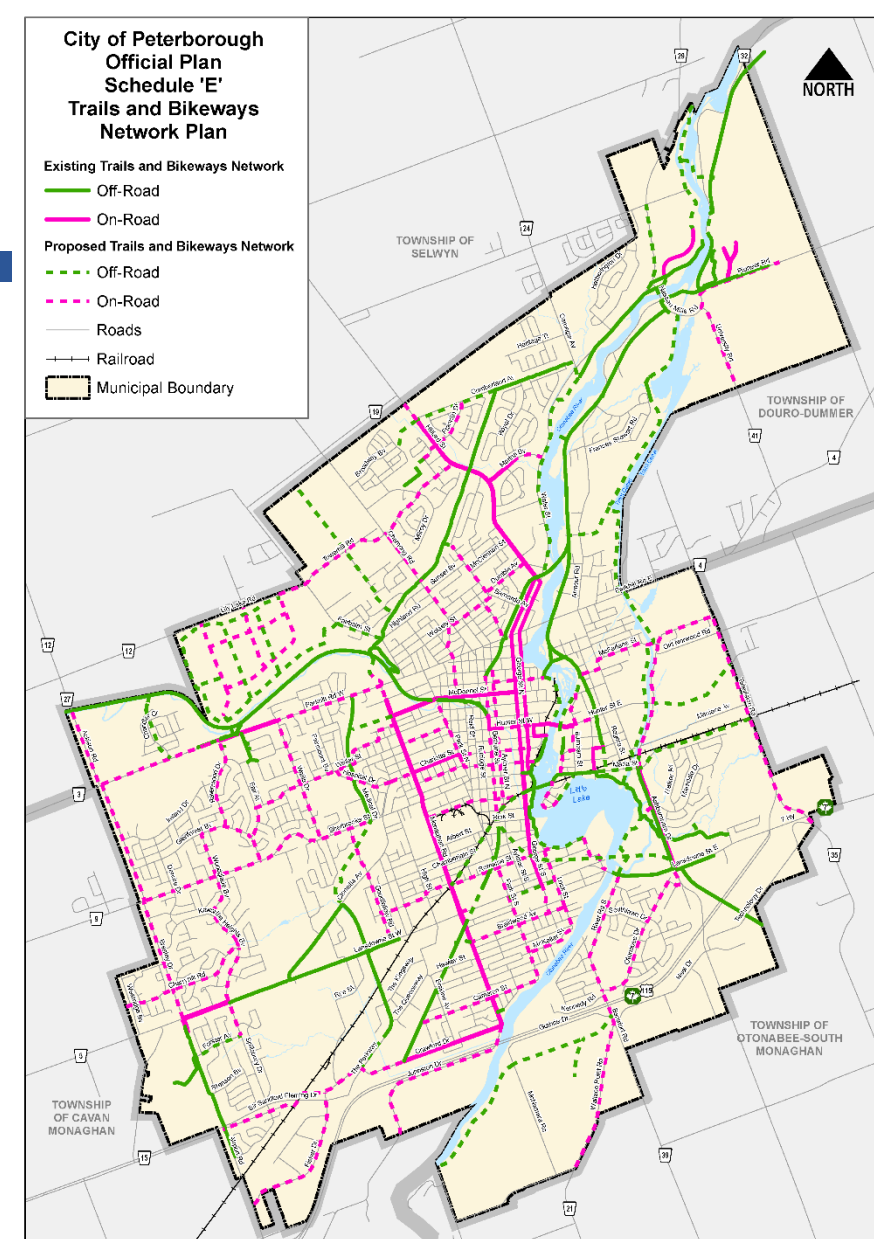
Natural Heritage System

- Replaced Adjacent Lands Overlay with requirement for a Preliminary Natural Heritage Feature Screening
- Removed woodlands <0.2 ha and significant wildlife habitat from Level C features
- Clarified Environmental Impact Study requirements
- Added policy language acknowledging existing planning approvals



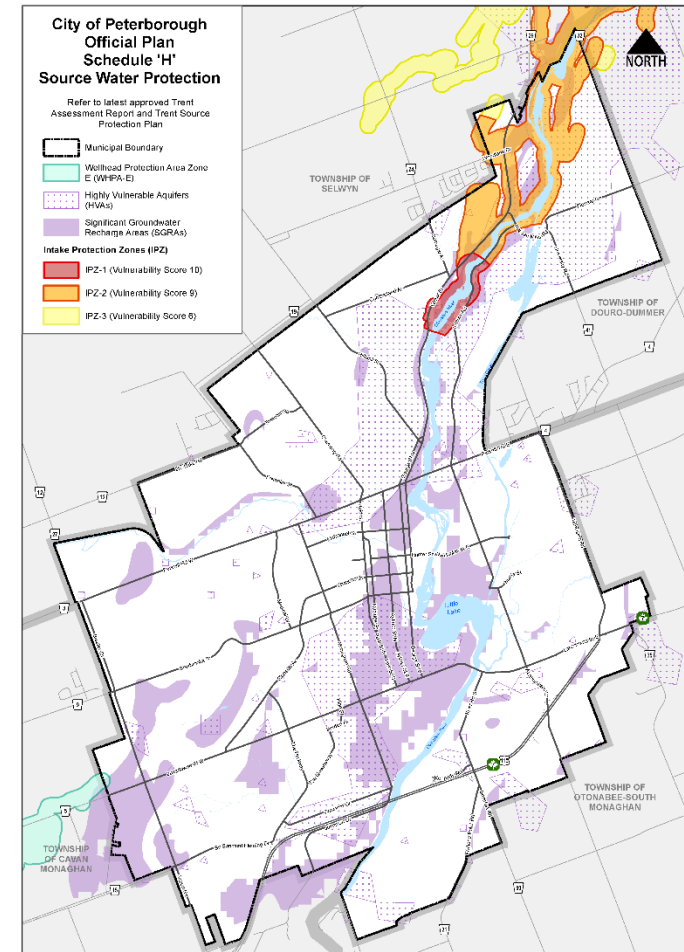
Transportation

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



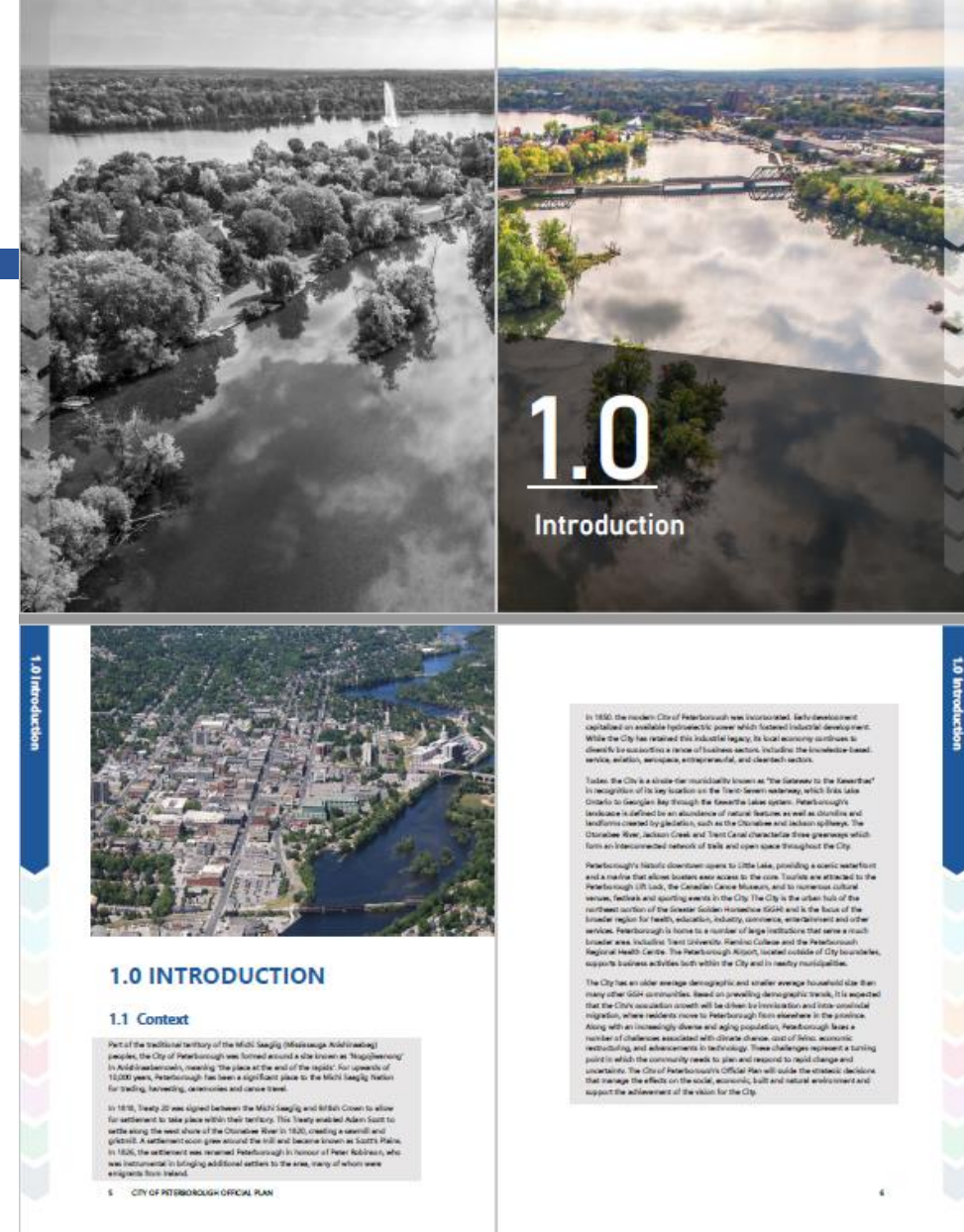
Environment and Climate Change

- 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



Next Steps

September

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

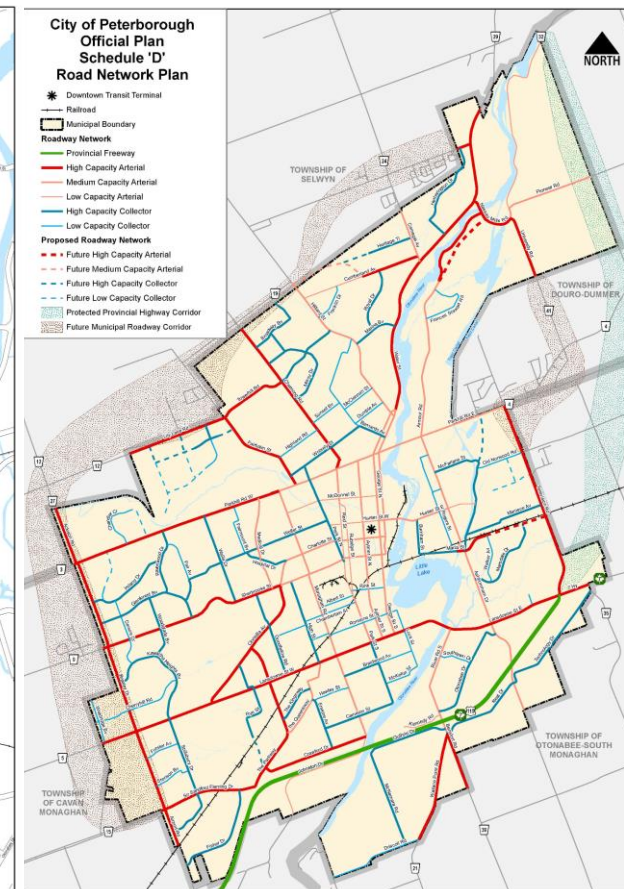
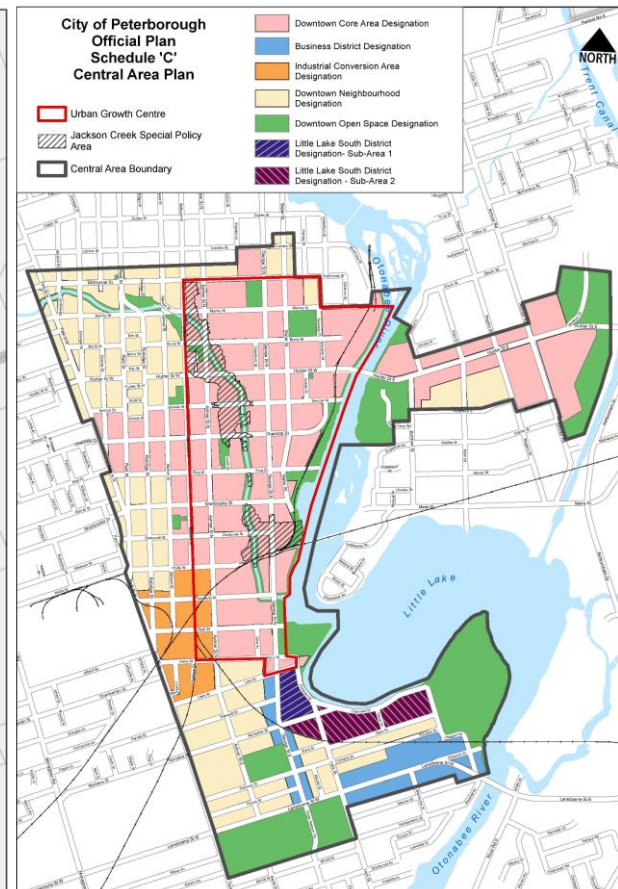
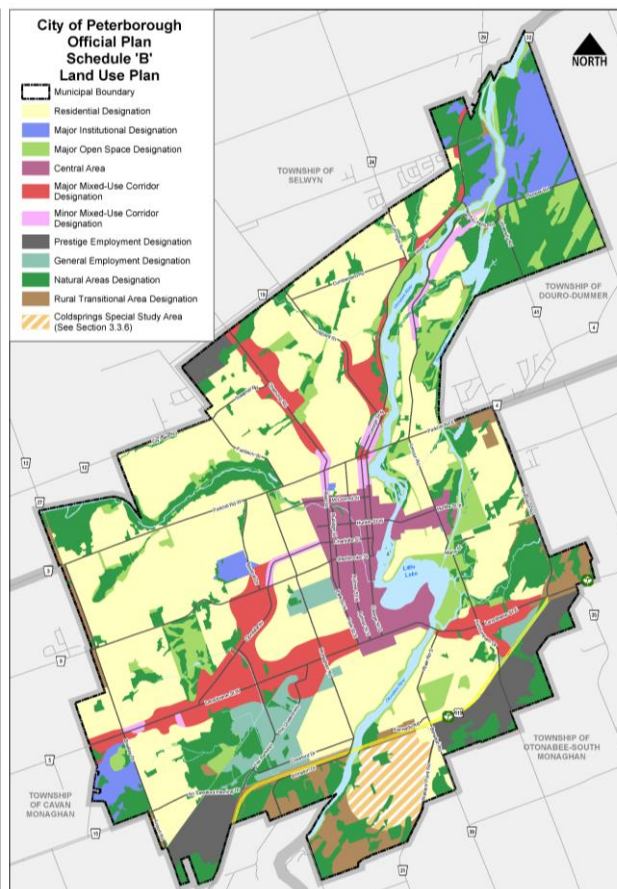
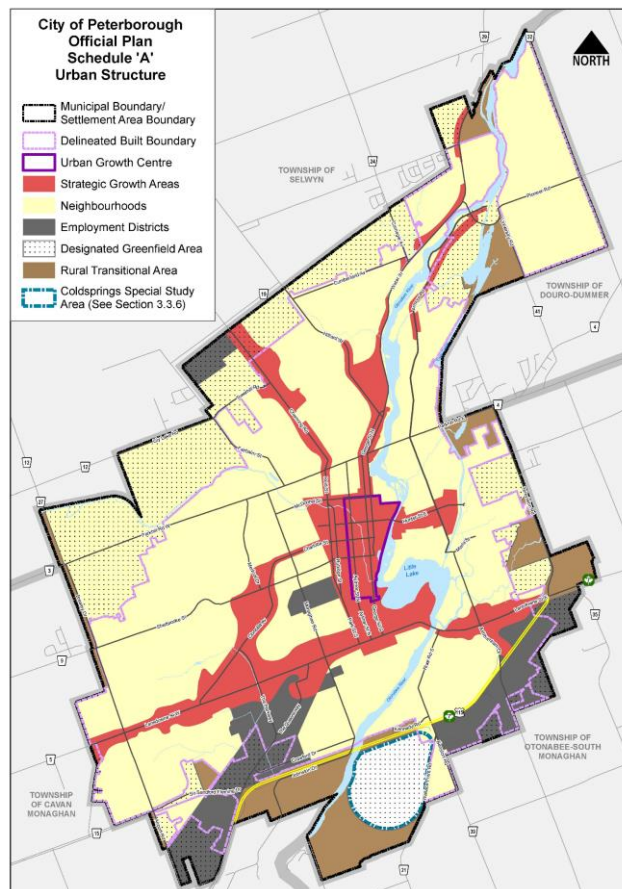
October

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

November

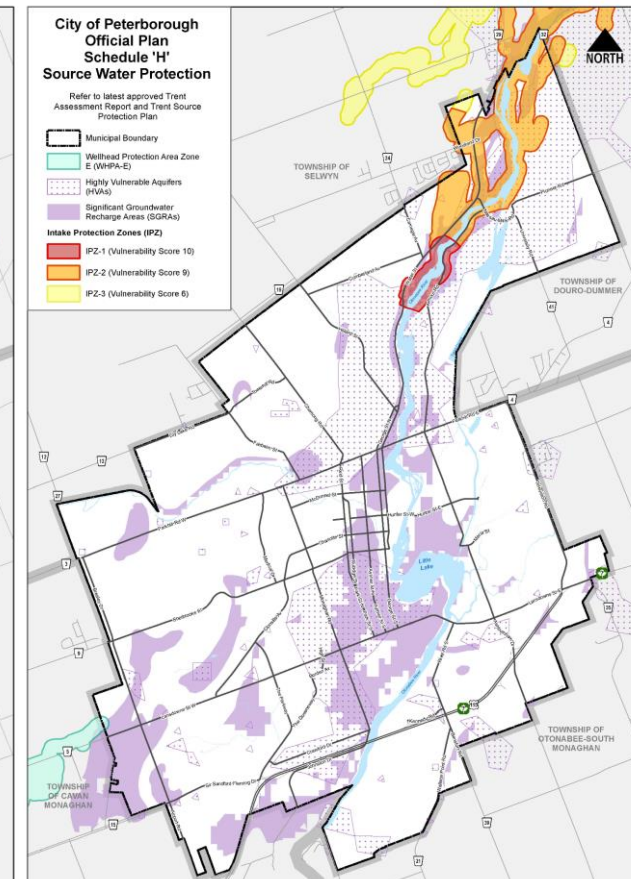
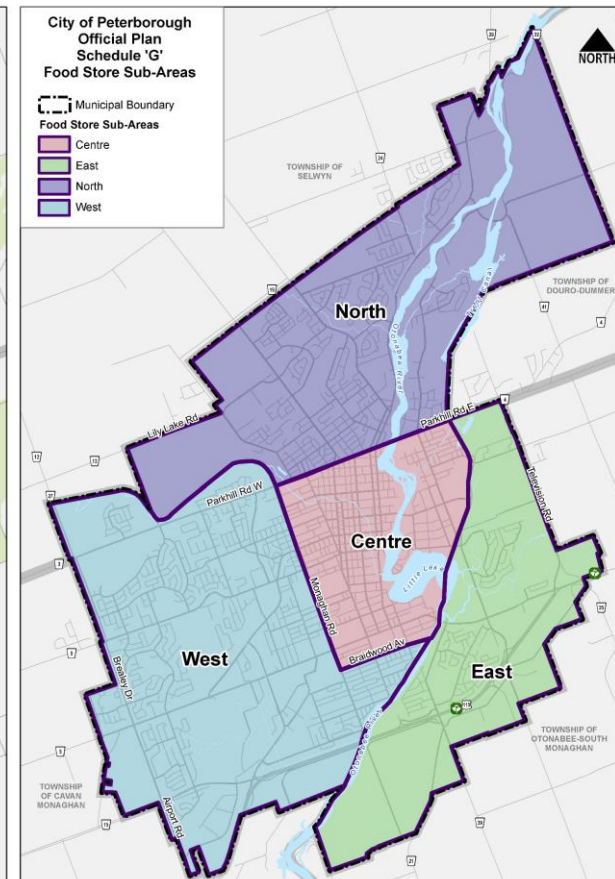
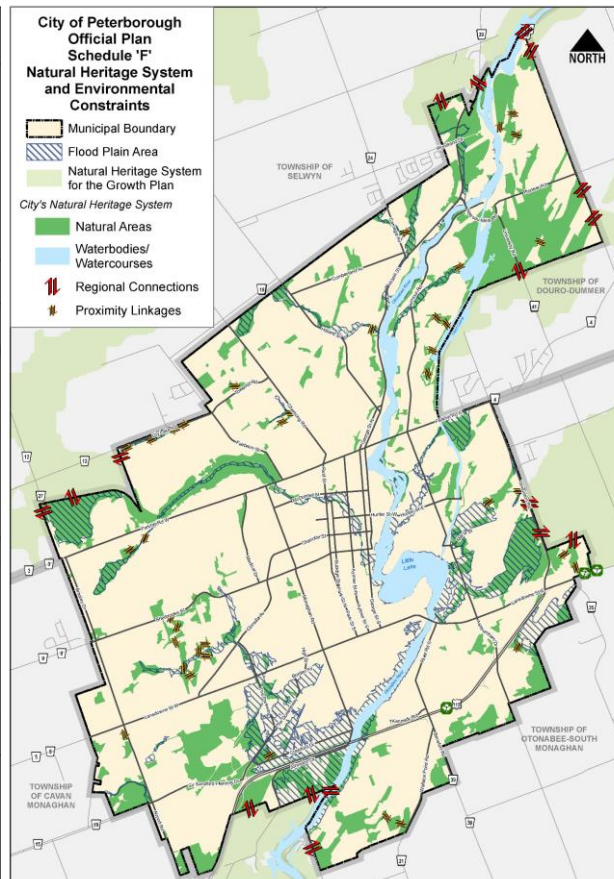
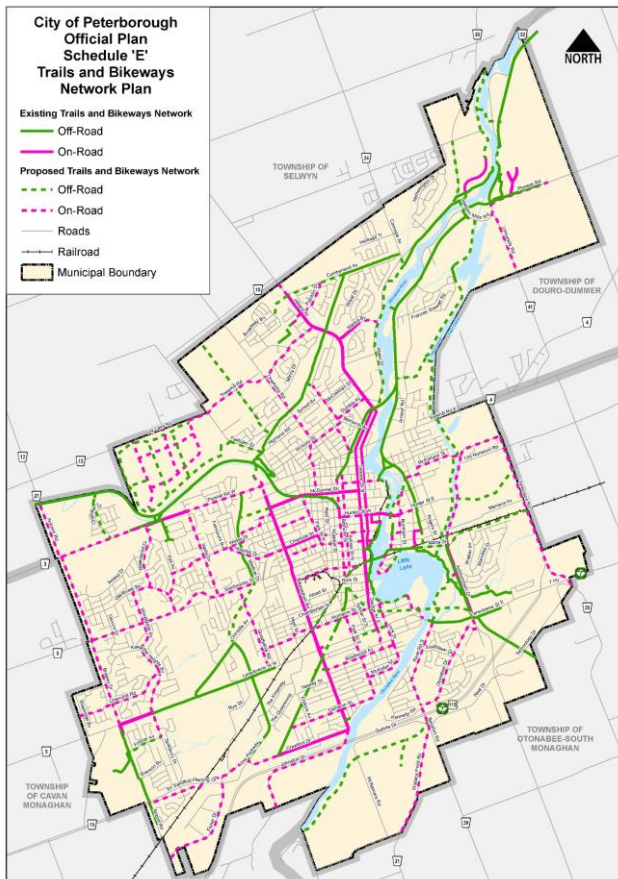
- Statutory public meeting
- Council considers recommendations and adopts Official Plan
- City sends Official Plan to Province for approval

Questions?



Email us: planit@peterborough.ca

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