



City of  
**Peterborough**

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**To:** Members of the General Committee

**From:** Blair Nelson, Commissioner, Infrastructure, Planning and Growth Management

**Meeting Date:** December 2, 2024

**Report:** Update Presentation: Strategic Growth Areas Secondary Plan and Community Planning Permit By-law Project, Report IPGPL24-031

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## **Subject**

A report to introduce a presentation from Dillon Consulting to update members of the General Committee on progress related to the Secondary Plan and Community Planning Permit By-law Project.

## **Recommendations**

That General Committee approve the recommendations outlined in Report IPGPL24-031, dated December 2, 2024, of the Commissioner of Infrastructure, Planning and Growth Management as follows:

- a) That the report be received for information;
- b) The presentation from Dillon Consulting be received for information: and
- c) That Staff be requested to report further to General Committee as the Secondary Plan and Community Planning Permit By-law project advances through the next Phase of the project, including summaries of Round 2 engagement activities.

## **Executive Summary**

- Phases 1 and 2 of the project (Project Initiation/Market Research and Background/Community Visioning) have been completed, culminating in

community visioning exercises through November 2024 with multiple stakeholder sessions.

- The presentation will provide General Committee with a summary and status update related to the Community Visioning and Issues and Opportunities Exercise undertaken.
- Completion of Phases 1 and 2 will set the stage for the “Illustrating Growth” and draft Secondary Plan phase of the project, with the next presentation/update (#2) to General Committee expected in early 2025.

## Background

Through the Province’s Streamline Development Approvals Fund, the City completed a Community Planning Permit System Background Review & Strategic Directions Report to review the feasibility of implementing a Community Planning Permit System (CPPS). On November 27, 2023, City Council directed staff to proceed with implementing a CPPS for the Strategic Growth Areas as a pilot area with potential for expansion to the entire City in the future.

The City’s Strategic Growth Areas are expected to accommodate significant population and employment growth over the long-term through a compact built form and broad mix of land uses. Correspondingly, development and redevelopment within the Strategic Growth Areas are integral to the achievement of the minimum annual residential intensification target of 50% within the Delineated Built Boundary and minimum density target of 150 residents and jobs per hectare in the Urban Growth Centre by 2031.

As significant development and redevelopment is anticipated to occur, the new Official Plan directs for the preparation of a Secondary Plan to establish local development policies to guide growth and change within the Strategic Growth Areas. Growth and development are directed by the Official Plan to areas with existing infrastructure and to Strategic Growth Areas that provide a range of services in convenient locations, encouraging active transportation and transit use. The Strategic Growth Areas are anticipated to accommodate mid- and high-rise forms of housing, in addition to population-related employment opportunities. The Strategic Growth Areas are intended to be the focus for accommodating intensification and/or higher intensity mixed-uses in a more compact built form.

In accordance with Council direction, a Request for Proposal (RFP) to contract the services of qualified multi-disciplinary team of professionals to prepare a Secondary Plan and a Community Planning Permit By-law was issued in April 2024. In accordance with required criteria, the Administrative Staff Committee awarded the contract to Dillon Consulting Limited in June 2024. A provisional secondary work scope was included in the request (subject to future Council direction) to provide flexibility for extending the CPPS By-law to the rest of the City.

Phases 1 and 2 of the project (Project Initiation/Market Research and Background/Community Visioning) have been completed, culminating in community visioning exercises through November 2024 with multiple stakeholder sessions. The presentation will provide General Committee with an understanding of the Background Review and Community Visioning exercise, including a summary of 'What We Heard', updated vision statements and issues and opportunities for growth and background studies.

## **Strategic Plan**

Strategic Pillar: Growth & Economic Development

Strategic Priority: Plan for mid-density and high-density, mixed-use neighbourhoods to make the most efficient use of land and municipal services and provide affordable options for residents.

Establish area-specific plans for the redevelopment of key sites in the City to promote strong, compatible, connected neighbourhoods that enhance the quality of life and encourage greater infill.

Strategic Pillar: Governance & Fiscal Sustainability

Strategic Priority: Support review / update of City's By-laws to make them effective and efficient, meeting the needs of our growing City.

The preparation of a Secondary Plan and implementation of the Community Planning Permit tool will provide the City with the necessary tools to effectively and efficiently support and incentivize development that makes the most efficient use of land and

services, facilitates incentives, promotes the strategic growth area and facilitates the development objectives of the City, including but not limited to intensification, sustainable development and good urban design.

## **Engagement and Consultation**

Indigenous outreach and engagement has commenced with Alderville First Nation, Curve Lake First Nation, Hiawatha First Nation, Mississaugas of Scugog Island First Nation, Nogojiwanong Friendship Centre, Ontario Aboriginal Housing Services, Peterborough and District Wapiti Metis Council and Williams Treaty First Nations.

A City and Agency Working Group, Community Advisory Group, and a Business and Property Owners Advisory Group have been established and have participated in Roundtable discussions and engagement in the Background and Community Visioning phase of the project (Imagining Change).

A website page has been launched on Connect Peterborough, including mapping, links to documents, a video explaining the project and its importance, engagement process opportunities, and a poll to assist those who wish to share their perspectives on what they think are the key priorities for growth and development.

Outreach to the general public has also included a Coffee Talk Session, Farmer's Market Pop Up and distribution of post cards with a QR code to link readers to the Connect Peterborough website among other initiatives.

## **Budget and Financial Implications**

There are no direct budget or financial implications arising as a result of this report.

Submitted by,

Blair Nelson, P. Eng.  
Commissioner, Infrastructure, Planning and Growth Management

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