

# Draft Official Plan Executive Summary

June 2021

  
peterborough  
outside the ordinary



# Executive Summary



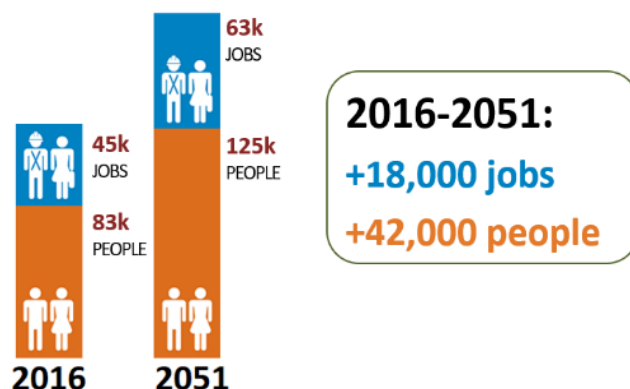
## Background

A new Official Plan is being prepared to replace the City's current Official Plan. An Official Plan is a policy document prepared under the Planning Act that sets the vision and direction for growth and development to the year 2051. In particular, the Official Plan directs the use of land and guides municipal decisions on all planning matters, including infrastructure investments.

Local planning documents are required to evolve alongside with issues and matters of Provincial interest. As a result, the Official Plan Review process is mandated by the Province to ensure consistency with the Provincial Policy Statement and conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the Growth Plan).

## Planned Growth to 2051

The City of Peterborough is required to plan for population and employment growth in accordance with the population and employment forecasts in Schedule 3 of the Growth Plan (see **Figure 1**).



**Figure 1: 2051 Growth Forecasts**



One of the most significant additions to the new Official Plan is the inclusion of a vision statement, guiding principles and several commitments to support the objectives of the Plan which were expressed by the community in early consultations.

## Vision

Peterborough is a prosperous community, distinctive in its natural beauty, cultural heritage, and strong sense of community. As a leader in resilience and environmental sustainability, planning in Peterborough uses infrastructure and land efficiently, promotes healthy lifestyles and incorporates green initiatives to increase the City's adaptive capacity. The City will continue to develop as a complete, resilient and connected community that provides a high quality of life, supports a strong and diverse economy and promotes a unique, vibrant sense of place. Peterborough is equitable and accessible for all residents and visitors and celebrates its engaged, inclusive and diverse community.

## Guiding Principles

- 1) Complete Community
- 2) Environmental Stewardship and Sustainability
- 3) Vibrant and Unique
- 4) Well-Connected with Options for Mobility
- 5) Strong and Diverse Economy

Organized by each guiding principle of the Plan, a list of the key commitments in the draft Official Plan include, but are not limited to the following:

### a) Complete Community

- Conducting intensification studies to identify/delineate priority areas for intensification;
- Preparing secondary plans for Strategic Growth Areas;
- Preparing/updating studies to assess City-wide or area-specific sanitary sewer capacity to determine requirements for upgrades and maintenance, and plan for long term needs;

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## **b) Environmental Stewardship and Sustainability**

- Evaluating all of the wetlands within the City following the Ontario Wetland Evaluation System for Southern Ontario to determine significance;
- Establishing Environmental Impact Study Guidelines or a Terms of Reference, to fulfill the policy requirements of this Plan and assist owners/applicants in identifying the scope of any required Environmental Impact Study;
- Undertaking a Restoration and Enhancement Strategy in consultation with the Conservation Authority, Indigenous Communities, and stakeholders to guide acquisition, compensation, restoration and stewardship activities within the City;
- Establishing a Land Securement Fund to be used to contribute to the costs of acquisitions for specific properties that are within the Natural Areas Designation of the Natural Heritage System;
- Increasing tree canopy cover to a minimum of 35% of the total land area;

## **c) Vibrant and Unique**

- Completing a Heritage Conservation District study for the Central Area;
- Developing Urban Design Guidelines for Strategic Growth Areas;

## **d) Well-Connected with Options for Mobility**

- Preparing a Complete Streets Guide that outlines statutory requirements, planning policy, and project delivery procedures to facilitate multimodal travel and that provides tools and establishes processes that ensure regular maintenance and operations activities meet the safety and mobility needs of all users, including cyclists, pedestrians, and transit users;
- Continuing to develop connected bikeways by implementing the trails and bikeways network shown in **Schedule E** as per the recommendations of the Transportation Master Plan;

## **e) Strong and Diverse Economy**

- Prepare an Employment Land Strategy in collaboration with the County of Peterborough, other levels of government and appropriate agencies to ensure that there is a healthy supply of designated land to accommodate employment-generating uses;
- Developing an economic development strategy in partnership with the County of Peterborough and other key agencies and stakeholders, which may include consideration of Smart City strategies; and,
- Continuing periodic employment surveys and/or business counts.



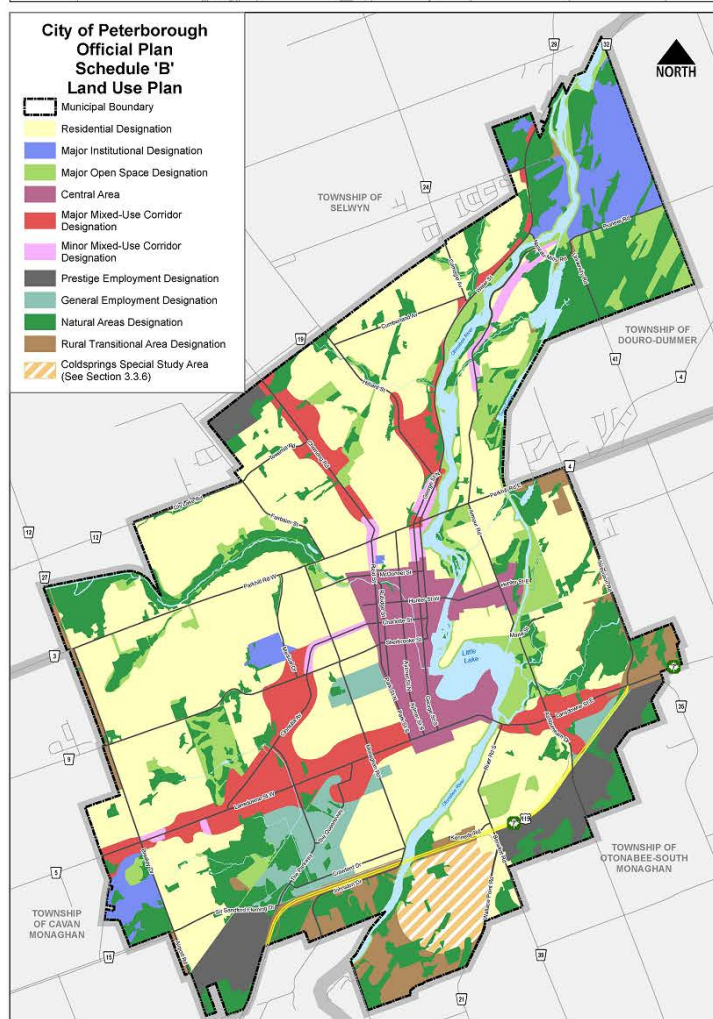
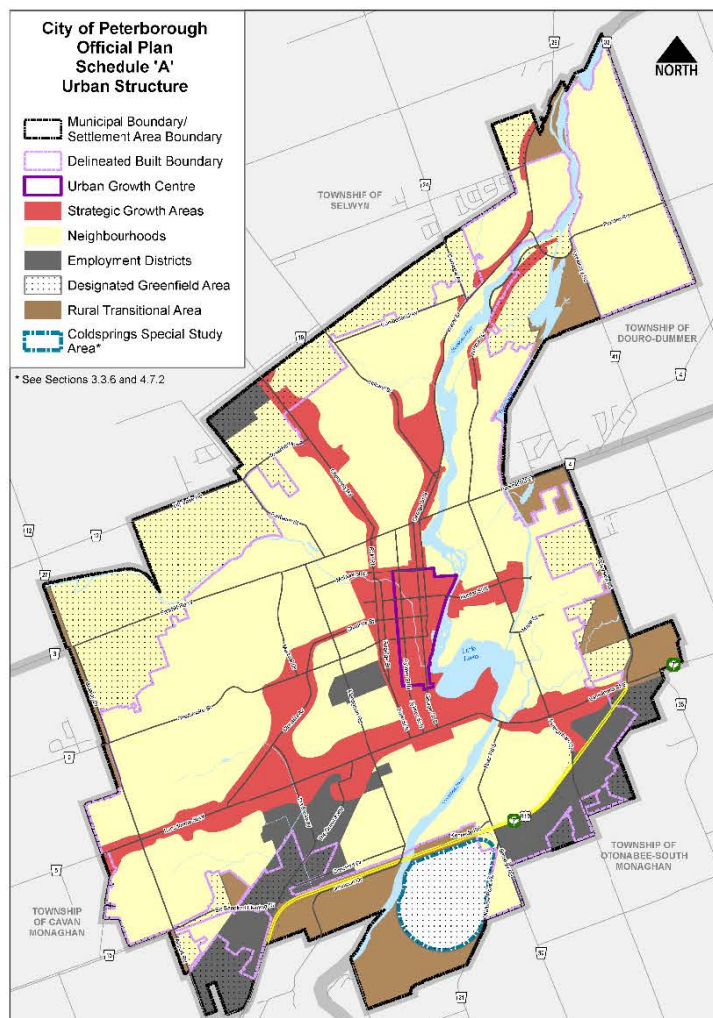
## Land Needs Assessment

As required by the Growth Plan for the Greater Golden Horseshoe, the City has completed a city-wide land needs assessment in accordance with the Province's methodology. The Province's methodology uses two categories to describe land needs:

- **Community Areas:** Lands which primarily accommodates residential development and population-related jobs, as well as some office jobs and some employment land jobs.
- **Employment Areas:** These areas represent lands designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.
- On May 25, 2021 Council passed the motion directing City staff to finalize the Official Plan and focus land use designations within the City's boundary. The City's completion of a land needs assessment is summarized in **Table 1** and reflected in **Schedule A: Urban Structure** and **Schedule B: Land Use Plan**:

**Table 1: Analysis of Land Needs and Excess Land**

	Community Areas (Ha)	Employment Areas (Ha)	Net Excess Land (Ha)
Land Available	590	0	-
Land Needed	290	110	-190



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## Key Changes from Current Official Plan

While the new Official Plan maintains relevant policy language from the existing Official Plan, there are several key changes and additions summarized below:

### a) Commercial Structure

To support the achievement of complete communities, the draft Official Plan permits a wider range of commercial uses outside the Central Area, particularly in the Mixed-Use Corridors. The draft Plan also provides additional policy direction to encourage an equitable distribution of large-scale food stores based on population growth and needs of each of the four identified Food Store Sub-Areas identified in **Schedule G**. The current Official Plan provides a distinct commercial structure through the identification Major Shopping Centers, Special Purpose Retail, Neighborhood Centers and Service Commercial Areas.

The Central Area continues to be the focus office, administrative, art, cultural and entertainment uses as well as a diverse range of retail facilities and services and is provided with elevated status in the draft Plan, which is supported by incentives and the widest range of permitted uses, such as major office, convention/conference facilities and entertainment facilities.

### b) Housing Affordability and Choice

The draft Official Plan doubles the existing annual affordable housing target of 10% to 20% and identifies considerations to encourage the creation of affordable and accessible housing. The draft Official Plan also allows for greater flexibility with respect to mid-rise and high-rise residential development in Strategic Growth Areas and Neighbourhoods provided that the policies of the Plan regarding urban design (e.g., a 45-degree angular plane, landscaping and buildings step backs) and compatibility are met. Under the current Official Plan, medium and high-density residential development generally requires an Official Plan Amendment as these uses are limited to those sites identified in the Residential Densities Schedule of the Plan and the Central Area.





### **c) Strategic Growth and Intensification**

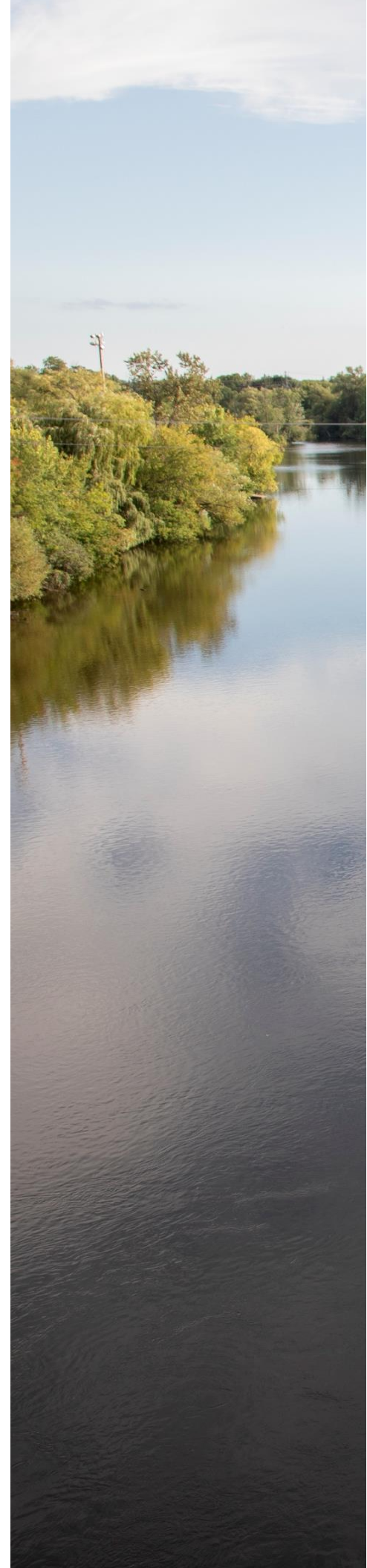
The draft Official Plan identifies strategic growth areas, which are to be the focus for accommodating intensification and/or higher intensity mixed-uses in a more compact built form and requires that the City prepare Secondary Plans to facilitate intensification and redevelopment. The draft Plan also identifies key strategic development and investment areas which are to be the focus for the implementation of a range of financial and planning tools.

### **d) Natural Heritage System**

A graduated protective approach is proposed in the draft Official Plan to reflect the varying function and significance of each natural heritage system component. Level A features are afforded the highest level of protection and the intent is to protect the form and function of these areas in situ. Level B features allow some flexibility in the protection of the feature in cases where it can be demonstrated that a net gain in function can be achieved through mitigation or a compensation strategy. Level C features provide opportunity to replicate the function on site or elsewhere in the City. The proposed framework offers woodlands a higher level of protection than in the Provincial Policy Statement.

### **e) Indigenous Communities**

The draft Official Plan provides policy direction with regards to consultation with Indigenous Communities, Indigenous placemaking, naming of public assets to acknowledge Indigenous place names and partnership opportunities. In contrast, the current Official Plan does not provide any policy direction in this regard. The draft Plan also requires that consultation occur as early and as reasonably possible on future planning proposals, acknowledges “free, prior and informed consent” and directs proponents to First Nations archaeology protocols. Consultation with Indigenous Communities is explicitly required in the draft Plan with regards to a number of City initiatives, including the development of a Restoration and Enhancement Strategy, Environmental Impact Study Guidelines, Archaeological Management Plan, Heritage Master Plan, and public art program.



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## **f) Employment Areas**

The draft Official Plan classifies industrial/employment areas as Prestige Employment and General Employment and includes enhanced policies to protect lands within each designation from conversion to other land uses. The current Official Plan provides three land use categories: Prestige Industrial, General Industrial and Service Industrial.

## **g) Public Engagement**

The draft Official Plan offers a new section (Section 7.2) to provide an implementation framework outlining how the public consultation should occur, communication methods, and criteria for consideration of venues for public open houses, public meetings and community engagement events.

## **h) Urban Design**

The current Official Plan considers urban design throughout the document, and particularly with focus on the Central Area. The draft Plan provides a standalone section for Urban Design, with additional policy direction based on the recommendations of the community urban design charrette completed in 2018. For example, the Plan provides direction to explore opportunities to rediscover/daylight Jackson creek, reinforce street edges with buildings, and transition adjacent areas with the application of a 45-degree angular plane.

## **i) Climate Change and Environmental Design**

In the current Official Plan, there are no references to climate change, the urban forest, nor local food production. The draft Official Plan contains a number of considerations to support energy efficiency, improved air quality, reduced greenhouse gas emissions and climate change adaption. The draft Plan requires a minimum tree canopy coverage of 35% within the timeframe of the Plan. Local food production policies support local food activities and urban agriculture, including permitting the intermediate use of excess lands for agricultural purposes and considering permissions for small-scale food processing and distribution. The draft Plan also identifies additional tools for sustainable development practices such as green roofs, passive solar design, renewable or alternative energy systems, community energy plans and bird-friendly design measures.

## Next Steps

### July to September

- Online public engagement sessions
- Natural Heritage System Task Force
- Treaty 20 First Nations Elders
- Peterborough Environmental Advisory Committee
- Planning Advisory Committee
- Arenas, Parks and Recreation Committee

### October

- City Council receive final Draft Official Plan for information

### November to December

- Statutory public meeting
- City Council consider recommendation(s) and adopt Official Plan
- Official Plan sent to Province for approval