



What We Heard:

Summary of Public Engagement (July – September 2019) on the Draft Official Plan

City of Peterborough Official Plan Update
September 25, 2019



Table of Contents

Complete Community3
Vibrant and Unique 11
Environmental Stewardship and Sustainability 16
Well Connected with Options for Mobility.....21
Strong and Diverse Economy25

Below is a compilation of comments received from July to September 2019 on the Draft Official Plan (June 19, 2019 version). Please note that some comments have been listed verbatim and other are summarized.

Complete Community		
#	Comment/Question	City's Response
1	How will inclusionary zoning policies be measured and monitored?	Measurement and monitoring of inclusionary zoning may be established through the inclusionary zoning study and/or implementing by-law.
2	The Official Plan does not appropriately address the issue of poverty and homelessness.	Policies relating to Accessible, Assisted and Affordable Housing can be found in Section 5.2.3. Specific details and program direction will be established in the Housing and Homelessness Plan.
3	Improvements to public space will attract more development downtown.	The City will continue efforts towards improving and enhancing the public realm in the Central Area. References to this end include Section 4.3.1(b)(iii) and (t).
4	There are not enough cultural and recreational facilities in the City.	The determination of need for more cultural and recreational facilities will be established through the recommendations of the Parks and Recreation Master Plan.
5	The cultural and recreational facilities that exist are not equitably distributed.	The equitable distribution of cultural and recreational facilities will be established through the recommendations of the Parks and Recreation Master Plan.
6	Place time limits on development fee exemption to encourage timely development.	Any limitations to development charge exemptions will have to be established through the Development Charges By-law.
7	All neighbourhoods should include a restaurant or pub.	The Commercial Uses in the Urban Structure establishes that neighbourhoods will support non-residential uses that enhance the quality of life of residential neighbourhoods – including service commercial uses (Section 4.1.4(c)(iii)).

Complete Community

#	Comment/Question	City's Response
8	New subdivisions should include multi-use recreational facilities.	The need for recreational facilities will be established through the recommendations of the Parks and Recreation Master Plan. Following the Parks and Recreation Master Plan, the location of recreation facilities in new subdivisions will be determined through Secondary Plan process.
9	The City needs to facilitate 'neighbourliness' – social gathering spaces in neighbourhoods.	Section 5.3.1(b) identifies opportunities for socialization as a benefit to providing park space throughout the City.
10	Mechanisms are required to protect existing neighbourhoods especially with regards to compatibility and traffic.	Policies for medium and high-density development require that proposed developments shall minimize impacts on the surrounding low-rise residential area and not cause a traffic hazard.
11	Permit the development of tiny homes on private property (e.g. Cornerstone Landing Youth Services and Algonquin College in Lanark County).	Tiny homes on private property can be established under the policies for secondary suites (Section 4.2.2(n)).
12	Work with community for innovative ways to provide affordable and special needs housing.	Policies relating to Accessible, Assisted and Affordable Housing can be found in Section 5.2.3. Specific details and program direction will be established in the Housing and Homelessness Plan.
13	Develop existing surface parking lots in the downtown.	Section 4.3.1(h) encourages parking in the Central Area to be located in either above or below grade parking structures and appropriately designed Section 4.3.1(d)(iv) requires all development in the Central Area to be transit-supportive and pedestrian-oriented.
14	Parks should all have water service to facilitate community gardens.	The facilities provided at each park will be established through the recommendations of the Parks and Recreation Master Plan.
15	Farmland should be preserved and the City should intensify opposed to developing new subdivisions.	The currently unbuilt land not required for urban development for the life of this Plan will be identified as Rural Transition Areas (Section 4.7).
16	Consider permitting modular housing as an option for low-cost and affordable housing.	Modular housing is already permitted in residential areas, subject to the policies and provisions of the Zoning By-law and the Ontario Building Code.

Complete Community

#	Comment/Question	City's Response
17	Passive recreation opportunities should be explored and considered, not just development of parks with playgrounds and sports facilities.	The facilities provided at each park will be established through the recommendations of the Parks and Recreation Master Plan.
18	Residential development needs to be accompanied by commercial development to reduce vehicle trips.	The Commercial Uses in the Urban Structure establishes that neighbourhoods will support non-residential uses that enhance the quality of life of residential neighbourhoods – including service commercial uses (Section 4.1.4(c)(iii)). Further, the mixed-use corridors (Section 4.4) enables the development of buildings containing commercial and residential uses in areas outside of the traditional downtown.
19	Larger developments should include indoor and/or outdoor common space.	The City will consider policies to achieve indoor/outdoor common space, where appropriate.
20	The Plan should consider inclusion of the new 10-point housing plan.	To be considered and implemented, where appropriate, during the next revision of the new Official Plan.
21	Require residential development to be no more than one kilometre from a grocery store.	The draft Official Plan contains policies for food stores (Section 4.1.5) which encourages their location in neighbourhoods and corridors.
22	Requiring 10% of new residential developments be affordable will discourage development in the City and/or result in local builders investing in neighbouring municipalities.	Section 5.2.3(b) will be reworded to clarify that the percentage is a City-wide target on an annual basis and is not a requirement of each development.
23	The affordable housing target should be increased – 10% is not enough	The 10% currently stated in the draft Official Plan is the minimum. Exceeding the target is permitted.
24	Include higher density forms of housing as a proxy for housing affordability.	Section 5.2(b) identifies providing a range and mix of housing types as an objective for being able to respond to the different needs in the housing market. Higher density housing is intrinsically more affordable.
25	Affordable housing needs to prioritize homelessness first.	Homelessness first strategies will be developed through the City's Housing and Homelessness Plan.

Complete Community

#	Comment/Question	City's Response
26	There is a need for a specific affordable housing strategy with ways to compel the development industry to build.	Although the City can create incentives for developing affordable housing, landowners cannot be forced to use the incentives or develop their property.
27	An intensification rate of 50% is too low and needs to be increased.	The 50% intensification rate currently stated in the draft Official Plan is a minimum target. Exceeding the target is permitted.
28	Louis Street Park should be developed as a passive green space and the splash pad/ice rink should be located at the Simcoe and Bethune Park.	The Louis Street Urban Park has already gone through the design process and is currently under construction.
29	The City needs to be enabled to be proactive on housing issues through policies in the Official Plan.	Housing strategies will be developed through the City's Housing and Homelessness Plan.
30	Zoning By-law needs to be changed to remove restrictions on residential development.	Section 26(9) of the Planning Act requires the City to update its Zoning By-law within three years of the new Official Plan coming into effect.
31	Greater incentives for affordable housing need to be established.	Recommendations for greater incentives for affordable housing may be established through Housing and Homelessness Plan.
32	Establish communication protocol when working towards affordable and assisted housing.	Policies regarding public consultation are established through Section 7.2 of the Plan.
33	Affordable housing success stories need to be promoted.	This is not within the scope of an Official Plan. The Housing Division will prepare annual reports on progress relating to the goals of the Housing and Homelessness Plan, which may highlight success stories that occur each year.
34	Policies that protect the existing affordable housing stock from redevelopment need to be introduced.	Policies that protect existing affordable housing stock are present in Section 5.2.3(e)(vii)(viii) and 5.2.4
35	Barrier-free housing is badly needed.	Through Site Plan Control, the City will require site development and design to include barrier-free and universal accessibility as established through the Ontario Building Code and AODA.

Complete Community

#	Comment/Question	City's Response
36	Height limits in neighbourhoods will restrict infill development opportunities.	The intent of the Official Plan is to direct the greatest density to downtown and mixed-use corridors. Some larger infill projects will occur in Residential designation but proposals for development anticipating heights greater than what is stated in the policy would be considered through an Official Plan Amendment.
37	City should continue acquisition of property adjacent to the Otonabee River and Little Lake for public parks.	Section 5.3(a) speaks to the shoreline of the Otonabee River, Little Lake and Trent-Severn Waterway will be set aside as part of the City's parks and open space network. Further, Section 5.4.1(f) states that the City shall explore opportunities for the acquisition of land abutting the waterways to improve public access
38	Change bylaws with minimum house sizes to allow for tiny homes in the city, or more than one tiny home on shared property.	Section 5.2.3(d)(vi) provides consideration to the provisions of the Zoning By-Law are sufficiently flexible to permit or explore a range of innovative housing types and sizes, including secondary suites, accessory dwelling units, garden suites, cohousing, tiny homes, communal housing and life-lease housing
39	There is a disconnect in encouraging infill development and identifying greenspace as an important aspect of quality of life.	The City will develop a network of active and passive open space and recreation facilities to prevent a deficiency in park area and provide adequate opportunities for residents of the City (5.3(a)). Further, the Official Plan establishes five categories of parks including Urban Park Spaces, which was developed to respond to the shift towards intensification in the downtown and corridors.
40	Central Area boundary should be extended north and west to Parkhill Road and Park Street.	The northern boundary of the Central Area is unchanged from the current boundary because aside from identified mixed use corridors of George and Water Streets, the area north of the Central Area boundary is viewed to have limited redevelopment potential. The Central Area already includes Park Street.

Complete Community

#	Comment/Question	City's Response
41	Height limit in the Central Area should not exceed six storeys.	In the Central Area, height in excess of six stories is only permitted as of right in the Downtown Core Area and Industrial Conversion designations. The additional height is required to help the City achieve its intensification targets.
42	Ensure new development consists of a mix of unit types as well as community spaces.	The Housing Supply policies in Section 5.2.2 identify that the City shall provide an appropriate range of housing types and densities to suit the needs of current and future residents. Additionally, the Official Plan establishes five categories of parks including Urban Park Spaces, which was developed to respond to the shift towards intensification in the downtown and corridors. Further, as part of Site Plan Approval (7.7(d)(iii)), the provision of outdoor amenity and/or play facilities shall be displayed, where appropriate.
43	The City needs to better facilitate second units/garden suites.	Secondary suites are permitted in Residential designations. Policies relating to secondary suites can be found in Section 4.2.2(n).
44	Do second units or garden suites count towards the intensification target?	Yes, they will.
45	A range of affordable housing unit types should be available from tiny homes to housing for large/multi-generation families.	Section 5.2.2(a)(i) speaks to the City permitting and facilitating all forms of housing to meet the needs of current and future residents, including affordable, assisted and special needs housing. Specific programs and housing needs may be established through the Housing and Homelessness Plan.
46	Discriminatory language (e.g. ageist wording) needs to be removed.	Staff will review the document and remove or revise wording referencing specific groups where deemed appropriate
47	The Official Plan is too vague. It does not include any legal framework or zoning provisions.	OP is meant to be a high-level and overarching document identifying goals and objectives of the City. The legal framework for planning in Ontario is established at the Provincial level and zoning provisions are established through the Zoning By-law.
48	There is a need to update the Zoning By-law immediately.	Section 26(9) of the Planning Act requires the City to update its Zoning By-law within three years of the new Official Plan coming into effect.

Complete Community

#	Comment/Question	City's Response
49	Is there political will to achieve the vision and principles of the Official Plan.	This is not within the scope of the Official Plan update.
50	The Official Plan has to be adjusted to reflect Bill 108.	Revisions to the Official Plan will be made with respect to Bill 108 once the Regulations are in place.
51	Need an accessible housing target of 15%	The City will review the availability of data sources to monitor accessible housing. Target to be considered and implemented, where appropriate, during the next revision of the new Official Plan.
52	The City needs to speed up the approvals process for new subdivisions which will help with affordability.	This is not within the scope of the Official Plan update. Timelines for reviewing development applications are established in Planning Act
53	All references to affordable housing that may apply to private developers must be removed/	The City is required by the Province to include affordable housing policies in the Official Plan.
54	Will the City be preparing a Schedule for Residential Density?	The City will not be preparing a schedule that replicated the Residential Density schedule of the current Official Plan.
55	How will the existing Secondary Plans be incorporated into the new Official Plan?	Existing secondary plans will be incorporated, where appropriate, during the next revision of the new Official Plan.
56	How is the concept of Nodes from the urban design charette being incorporated into the Official Plan?	The nodes analyzed during the design charette have generally been incorporated into the mixed-use corridors and identified as key intersections (4.4.2(g)). More detailed policies and design standards for these intersections may be established through the secondary plan process.
57	What is the highest priority of the Official Plan?	All priorities are equal and the Plan is to be read in its entirety (1.2(a)(iii)).
58	What is being proposed to improve the availability of services and amenities?	Services and amenities are proposed to be improved under the overarching guiding principle of creating complete communities. Mixed use corridors and the permission of neighbourhood supportive retail in residential areas will bring commercial services closer to residents. Section 5 speaks to community development policies (housing, parks, etc.).

Complete Community

#	Comment/Question	City's Response
59	How was the determination made between what was considered "Major" versus "Minor" Mixed-Use Corridor? Perhaps the intersection of Clonsilla and Lansdowne needs to be reconsidered.	The determination between major and minor mixed-use corridors was based on the anticipated redevelopment potential. However, staff will review the designation in this area.
60	The City should consider having housing designated specifically for students and housing designated specifically for low-income residents.	Student residents may be considered as part of an institutional use; however, it is not appropriate for the Official Plan to identify types or classes of people.

Vibrant and Unique

#	Comment/Question	City's Response
1	Encourage underground parking and active transportation to reduce use of downtown lands as surface parking lots.	Section 4.3.1(h) encourages parking in the Central Area to be located in either above or below grade parking structures and appropriately designed Section 4.3.1(d)(iv) requires all development in the Central Area to be transit-supportive and pedestrian-oriented.
2	Expand the BIA boundary west to Park Street.	Outside the scope of the Official Plan. Expansion of existing BIA boundaries is done according to procedure outlined in the Business Improvement Area By-law.
3	Central Area should not extend east of the Otonabee River or south of Little Lake.	The existing Central Area currently extends to those areas.
4	Ensure new developments include community spaces (parks and other shared gathering spaces).	Parks and associated gathering spaces are encouraged in new developments towards the goal of maintaining the City's growth towards a complete community. The new Parks Plan will establish guidelines for the location and design of parks
5	A Heritage Conservation District study for the downtown should be a requirement.	Section 4.3.1(r)(iv) states that "[t]he City will complete a Heritage Conservation District study for the Central Area."
6	Safe and defensible space creation should be a requirement of urban design.	Section 5.4.1(d)(i) states that one of the general objectives of urban design is to provide safety, comfort and amenity for those experiencing an area or space.
7	"Providing safety" in public spaces should identify the users that will determine safety.	Section 5.4.1(d)(i) states that one of the general objectives of urban design is to provide safety, comfort and amenity for those experiencing an area or space. Lists of specific groups are generally avoided throughout the Official Plan to maintain inclusivity.
8	The Official Plan needs to be clearer about AODA and pedestrian friendliness/safety.	It is recommended that a reference to AODA standards is added to section 2.2.4(a)(v).

Vibrant and Unique

#	Comment/Question	City's Response
9	Re-introduce school facilities to the downtown.	Section 4.3.1(b)(vii) states that the City will encourage opportunities for new institutional uses within the Central Area.
10	A main street beautification program should be developed to enhance the look of downtown.	Section 4.3.1(b)(iii) and 4.3.1(t) speak to improving the appearance of the public realm in the Central Area.
11	City needs to promote and incentivize development of vacant upper-storey space in the downtown.	The City has a Residential Intensification and Conversion Grant Program through the suite of Community Improvement Plan programs designed to promote and incentivize upper-storey development in the Central Area.
12	Policies should be created to better enforce property standards to ensure upkeep takes place.	Property standards are enforced by the Building Division in accordance with the Property Standards By-law.
13	Storefronts should reflect the existing built heritage of the downtown.	Section 4.3.1(r)(iv) states that "[t]he City will complete a Heritage Conservation District study for the Central Area." Further, 4.3.1(e) speaks to promoting downtown re-development within the context of historic preservation.
14	Allow for green space between buildings and the street and a visual break between buildings themselves along major corridors.	Development in the mixed use corridors (4.4) will enhance efficiency, convenience, safety and appearance through a number of means, including landscaping and streetscape improvements. Further, it is anticipated that development within the mixed use corridors will be facilitated by the creation of Secondary Plans to address more specific planning and urban design components (7.3.5).
15	The Official Plan needs to ensure policies are viewed through an anti-oppression lens.	To be considered and implemented, where appropriate, during the next revision of the new Official Plan.
16	The City should be careful not to token Indigenous art.	Section 5.4.4(c) will be revised to include a reference to consultation with First Nations communities when Indigenous artwork is contemplated.

Vibrant and Unique

#	Comment/Question	City's Response
17	Heritage Study for Ashburnham Village needs to be completed.	Policies enabling the study of heritage resources are included in Section 5.1 of the Official Plan. Identifying priorities will be done through the Heritage Preservation Office in consultation with the Arts, Culture and Heritage Committee, Peterborough Architectural Conservation Advisory Committee, property owners and residents.
18	Cultural heritage needs to respect Indigenous rights and history.	Section 5.1.1(e) acknowledges the notification and involvement of all Indigenous Communities having an interest in cultural heritage.
19	Cultural heritage needs to ensure inclusion of cultures of new residents to the area.	The cultural heritage reflects the past and is not necessarily exclusionary of the cultures of new residents.
20	Height restrictions should be established where mid or high-rise buildings are expected to back onto low-rise housing.	Development will ensure compatibility between new development and the existing built form by means such as 45-degree angular planes, setbacks, step backs or landscaped buffer areas. Specific requirements will be established through the development of Urban Design Guidelines.
21	Peterborough needs to be better branded and marketed.	This is not within the scope of the Official Plan update.
22	Concern that public consultation is a waste of time and nothing will ever come of the discussions.	Public consultation is an important part of reviewing development applications and preparing policy. This is enshrined in Section 7.2 of the Official Plan.
23	The amount of required public consultation should be dependant on the type of development application.	Public consultation requirements on development applications will be conducted in accordance with the Planning Act.
24	The City should look at radio advertising as an alternative to print notices in newspapers.	Radio advertising will be added to list of communication options in 7.2.2(c).
25	Should there be a height cap in the Central Area and Neighbourhood areas of the City?	The Central Area (4.3.1(k), (n), (p), (r); 4.3.2(c), (d); 4.3.3(c); 4.3.4(f); 4.3.5(d); and 4.3.7(e), (g)) and Neighbourhood (4.2.2(e), (i), (k)) areas have a height limit in the current draft.

Vibrant and Unique

#	Comment/Question	City's Response
26	In some areas there is a height cap subject to policies of the plan. What are those policies and how would they be applied?	Factors that can impact the proposed height of a building include: the classification of the road the building accesses, access to public transportation, compatibility with surrounding uses, proximity to amenities, the site is of suitable size to provide for all design elements, etc.
27	Improve wording in Central Area policies to highlight the importance of built heritage resources.	The Central Area component of the Official Plan includes policies that highlight the importance in the City's built heritage resources. References include: 4.3.1(b)(vi), (e), (r); 4.3.2(b), (d); 4.3.7(b).
28	Height in the Little Lake District – Sub-Area 1 designation should be restricted to four storeys.	To be considered during the next revision of the new Official Plan.
29	Nogojwanong Friendship Centre should be included in the Official Plan so that the concerns of urban Indigenous community members are heard and that Indigenous Peoples are empowered in and around Peterborough. This relationship should be ongoing. As part of building and maintaining relationships, seat(s) should be given for Indigenous representation at council meetings.	Section 7.1(c) recognizes the interests of the urban indigenous population from a local and regional planning perspective and directs the City to engage and partner with Indigenous Communities as appropriate. Indigenous representation at council meetings is not within the scope of the Official Plan update.
30	Parking in the downtown should be free	This is not within the scope of the Official Plan update.
31	Plan should include improvements to policing to eliminate all illegal drug activity. Remove methadone centres and improve mental health support to youth	This is generally not within the scope of the Official Plan update.

Vibrant and Unique

#	Comment/Question	City's Response
32	The Vision statement is generic and could apply to just about any city; it is not tailored to our particular city and does not speak to why future residents would choose to continue to live, learn, work, and play here. A vision must inform but should also inspire, by highlighting what will define Peterborough as a place, as a culture, as a community, and by identifying how it adapts to and capitalize upon the many forces that we expect will shape it over the next two decades.	To be considered and implemented during the next revision of the new Official Plan.
33	A shorter plan, with graphics illustrating what the “on the ground” implementation of policies will generate, will both inform and hopefully inspire.	The City will review the document to support readability, including formatting, language, cross-referencing, and graphics.
34	The context section does little to position the policies that follow. What are the city's strengths and weaknesses, and what opportunities and threats do we expect the city and its planning to face over the life of the official plan? The context section should tell a story; the one that has already been written, is being written now, and how we want that story to play out over the next 20 years.	To be considered and implemented, where appropriate, during the next revision of the new Official Plan.
35	Much work preceded the official plan, and public engagement has helped to shape it. A description of “how we got to the official plan” would help the plan be seen as the community's plan.	This information will be reported to Council; the suggested section would not be as relevant in future years.

Environmental Stewardship and Sustainability

#	Comment/Question	City's Response
1	The City should dedicate lands for and permit community gardens and urban food production.	Community gardens are listed as permitted uses in the Major Open Space (4.2.4(c)(ii) and Downtown Open Space (4.3.6(b)(ii)) designations. The Official Plan also includes policies for local food production, which includes community gardens and urban agriculture (5.4.7).
2	Support space for farmers markets and sale of local food.	The Official Plan also includes policies for local food production, which includes access to local food sources (5.4.7).
3	Include fruit and nut trees in the urban canopy.	Policies regarding local food production contemplates the expanded use of City land for growing food including edible landscapes (5.4.7(b)(iv)).
4	Adopt sustainable development standards including green roofs and renewable energy sources.	The Official Plan contains policies for buildings and sustainable design (5.4.3) which includes green building design.
5	Walkable and energy efficient communities are encouraged.	Included in Section 5.4.8(c) includes growing as a sustainable community by developing walkable neighbourhoods (iv) and promoting energy efficient built forms (v).
6	Sustainability and green design standards for buildings need to be mandatory.	The Official Plan contains policies for buildings and sustainable design (5.4.3) which includes green building design. Specific design standards for new development will be established through Urban Design Guidelines.
7	The Official Plan needs clear statements to implement climate change adaptation/mitigation. E.g., maximum effort towards protecting and enhancing nature features, support energy generation and distribution.	To be considered and implemented, where appropriate, during the next revision of the new Official Plan.
8	Should include policies regarding daylighting Jackson Creek.	The Official Plan speaks to daylighting Jackson Creek in Section 5.4.1(e)(v).
9	The City needs to develop a composting facility for food waste.	This is not within the scope of the Official Plan update.

Environmental Stewardship and Sustainability

#	Comment/Question	City's Response
10	Better protections of local waterways are required to limit impacts from development (e.g. stormwater, erosion).	Watershed planning will be utilized to inform the extension of municipal services.
11	Daylighting of Jackson Creek needs to include provisions for re-naturalizing the watercourse.	This is not within the scope of the Official Plan update.
12	Is installing culverts sufficient in protecting wetland features (e.g. Cleantech Commons, Pioneer Road)	This is not within the scope of the Official Plan update.
13	Language regarding environmental stewardship requires more firm language instead of flexible or aspirational language.	To be considered and implemented, where appropriate, during the next revision of the new Official Plan.
14	Land between Water Street and the Otonabee River should be designated green space instead of major mixed-use corridor.	To be considered and implemented, where appropriate, during the next revision of the new Official Plan.
15	Social housing uses 1:500 year flood hazard where 1:100 year is referenced in the Plan.	The boundary of the flooding hazard is established through a study approved by the Conservation Authority.
16	Builders that clear trees on property without building approvals should face steep fines.	This is not within the scope of the Official Plan update.
17	Natural wildlife corridors need to be protected within the downtown core to maintain biodiversity.	The Natural Heritage System contains linkages between features to create a contiguous system.
18	The City should maintain an overall forest cover of 30%.	Section 5.4.5(b) states that the City shall be planned to achieve a total forest cover of 30% of the land area.
19	50% tree canopy on streets is not sufficient.	50% is a minimum target for providing shading in publicly accessible areas. Achieving a higher percentage is permitted.
20	Include links to the "Pathways to Stewardship and Kinship project"	This is not within the scope of the Official Plan update.

Environmental Stewardship and Sustainability

#	Comment/Question	City's Response
21	Empty lots are not necessarily a location to place a building.	Development on vacant or underutilized lots is necessary for the City to meet the population, employment and intensification targets established by the Province.
22	Policies of inclusion should also refer to natural heritage.	To be considered during the next revision of the new Official Plan.
23	Focus on public education on the value of naturalized areas.	This is not within the scope of the Official Plan update.
24	Official Plan should require all decisions to be made through a lens of addressing climate change.	Section 5.4.8 includes policies for climate change that will be used to inform the City's decision making.
25	The City needs to focus on resiliency, with a focus on storm water management.	Resiliency will be established by the climate change policies of Section 5.4.8 and the storm water management policies of Section 6.1.5.
26	The language should express more urgency with regard to the climate change issue.	Staff will review Section 2.2.2 – Environmental Stewardship and Sustainability to include stronger language regarding climate change as a guiding principle.
27	Identify relationship between Official Plan and Watershed Plan.	References to the Watershed Plan in the Official Plan are included in the sections speaking to Water and Waste Water Systems, Water Resources and Stormwater Management in Section 6.
28	Curtis Creek in East City needs to be daylighted.	The treatment of watercourses within the City will be determined through future watershed plans.
29	Should definition of Non-Provincially Significant Wetland read as “less than or equal to 0.5 hectares” instead of “greater than or equal to 0.5 hectares”?	City staff has confirmed that the proposed wording is correct.
30	The City should include provisions for servicing land between the City and the Airport.	Outside of the municipal boundary the City will only provide services to municipal facilities.
31	What is considered a “significant impact on the Natural Heritage System”?	To be considered and implemented, where appropriate, during the next revision of the new Official Plan.

Environmental Stewardship and Sustainability

#	Comment/Question	City's Response
32	Will the City be providing Appendix 1 to the Natural Heritage System?	The City will release Appendix 1 to the Natural Heritage System once it is prepared.
33	How does the Natural Heritage System of the City compare to the Aichi Biodiversity Target of 17%? The Aichi Target states that by 2020, at least 17 per cent of terrestrial and inland water should be conserved.	Lands within the Natural Areas Designation are not intended to represent an exhaustive inventory of natural heritage features, as such a comparable percentage cannot be generated. The Aichi Target is not mandated under legislation; however, the overall objectives of the Aichi Target may be considered in the Restoration and Enhancement Strategy. The Plan directs for the City to undertake a Restoration and Enhancement Strategy under Section 7.12(e).
34	The minimum buffers for natural heritage features needs to be higher (e.g., 60-120 metres for provincially significant wetlands)	The recommendations of an approved Environmental Impact Study will prescribe appropriate buffer widths.
35	Electrification of buildings (i.e., a move away from fossil fuels as the source of heat) will have a greater impact on GHGs than the addition of on-site renewables, and at a much lower cost	Incentives for green building practices and energy efficiency are considered under Section 7.15(e) for Community Improvement Plans and Areas. Section 5.4.8(d) encourages opportunities for energy efficiency and alternative energy strategies.
36	It is great to see passive solar receive attention in the plan. However, adequate shading of south and west windows/facades is equally - if not more - important as solar gain, in terms of overall energy use in the building. Passive solar design should be mandated, and the evaluation of the passive solar design should be supported.	Section 5.4.3(e)(ii) and (iii) speaks to passive and active solar energy and mitigating urban island heat effect.
37	Encourage and incentivize the use of harvested rainwater for indoor uses	Section 5.4.3(e)(iv) speaks to water conservation. Incentives for this is considered under Section 7.15(e) for Community Improvement Plans and Areas.

Environmental Stewardship and Sustainability

#	Comment/Question	City's Response
38	Require on-site waste sorting at construction sites. Encourage development of local recycling facilities for high waste materials like drywall and wood. Raise landfill costs to incentivize on-site sorting.	Section 5.4.3(e)(v) encourages new construction to use regionally and locally sources building materials to the greatest extent possible and divert construction waste from landfills.
39	Require carbon footprint analysis of all new buildings and encourage the construction of zero carbon and carbon-storing buildings with reduced development fees.	Requiring carbon footprint analysis of all new buildings is not within the scope of the Official Plan update. Incentives for this is considered under Section 7.15(e) for Community Improvement Plans and Areas.
40	Streamline alternative compliance applications at building department to reduce barriers for innovators. The city could encourage innovation by instituting an office that deals with alternative compliance applications with knowledgeable staff to foster innovation and improvement rather than discourage it.	This is not within the scope of the Official Plan update.
41	Consider development of step codes (as in Vancouver) to open pathways to improved performance of buildings ahead of scheduled code updates. Reward builders who design/build to future improved standards now.	Section 5.4.3(e)(i) encourages on-site renewable or alternative energy systems.
42	Official Plan should support the electrification of public transit.	This is not within the scope of the Official Plan update.
43	Encourage the use of healthy building materials, using established resources such as the ILFI Red List or the WELL Standard. Offer reduced development fees for healthy interior material choices.	This is not within the scope of the Official Plan update.

Well Connected with Options for Mobility

#	Comment/Question	City's Response
1	Consider closing George Street to traffic during the summer months and making Water Street open to two-way traffic.	Section 4.3.1(b)(vii) states that the City will encourage opportunities for new institutional uses within the Central Area. Consideration would not be done through the Official Plan.
2	The Official Plan lacks a real transportation plan for the future of the City. The Schedule only reflects the existing condition and is not forward looking.	A City-wide Transportation Master Plan is to be completed by 2021 and will be reflected in the Official Plan through an Amendment once approved.
3	Connectivity and capacity of the existing road network is a concern.	This will be assessed through the Transportation Master Plan.
4	Sidewalks need to be built on both sides of the street and properly maintained once constructed.	As part of developing complete streets, the City will require sidewalks on public streets subject to the policies in Section 6.2.4(e).
5	Many bike lanes just end which puts cyclists in danger.	Connectivity of the cycling network to be reviewed in the Transportation Master Plan.
6	Rethink the use of Maria Street high capacity arterial as an egress.	This will be reviewed through the East Side Transportation Study and incorporated into the Transportation Master Plan.
7	More connections to the downtown required to spur revitalization.	This will be reviewed through the East Side Transportation Study and incorporated into the Transportation Master Plan.
8	Downtown focus should be on pedestrian movements, not cars.	Within the Central Area, it is required that all new development is transit-supportive and pedestrian-oriented (4.3.1(b)(vi)).
9	One-way street system needs to be removed.	Staff will remove the specific reference to George/Water two-way (6.2.6(i)). Changes to the existing road network will be assessed through the Transportation Master Plan.
10	Existing access from the east across the canal are insufficient.	This will be reviewed through the East Side Transportation Study and incorporated into the Transportation Master Plan.
11	A progress report on the 2012 Transportation Plan should be prepared.	This may be completed as part of the Transportation Master Plan.

Well Connected with Options for Mobility

#	Comment/Question	City's Response
12	The Parkway needs to be reintroduced to Schedule D as a High Capacity Arterial.	This will be assessed through the Transportation Master Plan.
13	Removal of the Parkway from the Official Plan is long-overdue. (Note: the City received a substantial number of written submissions from the public requesting the removal of any reference to the "Future High Capacity Arterial" and explore alternatives such as a ring road and investments to public transit and active transportation)	The need for a "Future High Capacity Arterial" will be assessed through the Transportation Master Plan. Changes will be made accordingly to the Draft Official Plan - it is not the intent of the Official Plan policies to preconceive the outcomes of the Transportation Master Plan.
14	New investments in public transportation must include provisions for electric transit vehicles.	This is not within the scope of the Official Plan update.
15	All major arterial roads in the City should be designed to include cycling infrastructure.	As part of the complete streets policies (6.2.4) the design of all roads will have regard for the provision of adequate space for pedestrian, cycling and transit infrastructure.
16	An Active Transportation Schedule should be made separate from the current Schedule D.	To be considered during the next revision of the new Official Plan.
17	Accessibility and connectivity in the City need to be improved.	This will be assessed through the Transportation Master Plan.
18	Problematic intersections need to be reviewed (e.g. Water/George/Parkhill) to see if roundabouts can be utilized as improvements.	This will be assessed through the Transportation Master Plan.
19	Needs further direction on how the existing transportation system can accommodate the new development and intensification that is expected.	This will be assessed through the East Side Transportation Plan and City-wide Transportation Master Plan process. Site-specific development proposals may be required to complete a Traffic Impact Study under Section 7.21.2(iii).
20	Existing transit system needs to be redesigned to make routes more efficient and user friendly.	This will be assessed through the Peterborough Transit Study.

Well Connected with Options for Mobility

#	Comment/Question	City's Response
21	Standards need to be established for a minimum level of service for public transportation.	This will be assessed through the Peterborough Transit Study.
22	When will the Transportation Master Plan be completed? Why was it not done concurrently with the Official Plan?	The Transportation Master Plan process will be completed in 2021. There was a need to complete the Official Plan process that has been underway since 2011.
23	How will East Side Transportation Plan and Transportation Master Plan be incorporated into the Official Plan?	The recommendations of the transportation plans will be brought into the Official Plan through the Official Plan Amendment process.
24	A bike lane or path needs to be created to get from the southwest part of the City to downtown safely.	This will be assessed through the Transportation Master Plan.
25	More details on traffic plan for Lily Lake need to be available or established.	This will be assessed through the Transportation Master Plan.
26	Transit investment needs to be done to place it on a more level playing field with driving.	This will be assessed through the Transportation Master Plan and Peterborough Transit Study.
27	Metrics (e.g. travel time) need to be established for how vehicles and transit operates on the roads.	Standards may be established through the Transportation Master Plan and Peterborough Transit Study.
28	Section 6.2.5(b) could be used to avoid road improvements, leading to increased maintenance cost for transit vehicles.	Staff will revise the wording to better reflect the intent of the policy.
29	Existing Heritage Trail should be shown to extend to the planned Medium Capacity Arterial further west.	Schedule D will be revised to show planned extent of Heritage Trail.
30	How will the Medium Capacity Arterial north of Cumberland be implemented if the surrounding lands are identified as Rural Transition Area?	This will be assessed through the Transportation Master Plan.
31	Will the City be identifying a Major Transit Station Area?	This will be assessed through the Transportation Master Plan and Peterborough Transit Study.

Well Connected with Options for Mobility

#	Comment/Question	City's Response
33	<p>In section 6.2.6. Road Network, streets are only defined by speed, vehicle lanes, vehicle volume, and right-of-way allowance. The definitions generally speak to flow of vehicle traffic and occasionally mention bikes and parking. There is no reference to: pedestrian, cyclist, or transit volume; how people are using the street; or function of adjacent properties.</p>	<p>To be considered during the next revision of the new Official Plan. Section 6.2.4(b) speaks to the design of all roads providing regard to adequate space and safety measures for pedestrians and cyclists, and for safe transfers on and off transit vehicles.</p>

Strong and Diverse Economy

#	Comment/Question	City's Response
1	Need further direction on where new employment lands will be located.	The amount of employment land required by the City to 2041 will be established through the Land Needs Assessment that is approved by the Province. Staff will develop criteria to determine what lands will be designated for urban uses.
2	City should revisit plans to annex portions of Cavan Monaghan and the Airport.	This is not within the scope of the Official Plan update.
3	Develop policies for attracting new employers to the City.	The City has an overall policy direction to support a strong and diverse economy (2.2.5). Opportunities for incentives for new employers include an exemption of development charges which would be established through the Development Charges By-law (7.14(c)) or identify an area as a Community Improvement Project Area (7.15). Further details should more appropriately be part of an Economic Development Strategy.
4	There is an opportunity to attract and enhance the trades sector in the City if adequate space for tradespeople and artisans is made available.	Artisans and workshops are permitted in the Employment Land designation and within the Central Area. Depending on the type of business, it may also be considered as a home-based business or a neighbourhood supportive use.
5	Seek creative industry as a potential re-use of the GE property.	Flexibility on the types of uses is provided within the Employment Land designation.
6	Support agricultural activity in industrial areas.	To be considered and implemented, where appropriate, during the next revision of the new Official Plan. Land use compatibility issues and land contamination issues will need to be considered.
7	Employment land should be identified within the existing City limits before seeking opportunities through annexation of farmland in the Townships for development.	This is not within the scope of the Official Plan update.

Strong and Diverse Economy

#	Comment/Question	City's Response
8	How will the lands designated Rural Transitional Area be determined once the Land Needs Assessment is completed?	Staff will develop criteria to determine what lands will be designated for urban uses.
9	Introduce penalties or disincentives for vacant industrial property.	This is not within the scope of the Official Plan update.
10	Greater flexibility in the location of commercial development, especially food stores, within neighbourhoods is promising.	Good.
11	Registered Blocks within Heritage Park have been identified as Rural Transition Area.	Staff will develop criteria to determine what lands will be designated for urban uses.
12	Various requests for lands currently identified as Rural Transition Area to be changed to Designated Greenfield Area.	Staff will develop criteria to determine what lands will be designated for urban uses.
13	How have auto-focused uses been defined?	Definition to be considered during the next revision of the new Official Plan.
14	How are the Rural Transition Areas treated for the purpose of calculating density and intensification?	The Rural Transition Area is not included in the calculations for density and intensification.
15	Should identifiers of Trent, Fleming and PRHC be removed from Schedule A?	Major Institutional identified will be removed from Schedule A.
16	Are drive-thru businesses permitted? If so, are they appropriate?	Drive-thru businesses are permitted but subject to development criteria that determine their appropriateness.
17	Will the draft Land Needs Assessment be made available to the public before the end of the commenting period?	The Land Needs Assessment will be made available once it is approved by the Province. Staff will accept comments on the Land Needs Assessment at that time.
18	How has the student population been accounted for and incorporated into the Land Needs Assessment?	The student population was accounted for as "Units not Occupied by Usual Residents" and "Non-resident Population".

Strong and Diverse Economy

#	Comment/Question	City's Response
19	Does a LTC facility count towards population and employment projections?	Long-term care will count towards population projections as "Non-household Population". Long-term care staff will be count towards employment projections.
20	What steps has the City taken towards its assessment of employment area land needs?	Staff have prepared a Land Needs Assessment according to the methodology approved by the Province.