



PTBO PLAN

Official Plan Update
Growth Management
Summary of Survey Results

April 2018

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Background



Introduction

The City of Peterborough is in the process of completing an update of its Official Plan, a legal document which sets the vision and direction that shapes the growth and development of the city to the year 2041. It is forecasted that from the year 2016 to 2041, the population is anticipated to increase by about 32,000 people for a total population of 115,000 and increase by about 14,000 jobs for a total of 58,000 jobs. Applying these population and employment forecasts for planning and managing growth to the year 2041 is a requirement of the 2017 Provincial Growth Plan for the Greater Golden Horseshoe.

Purpose

The purpose of the survey was to seek community feedback on where and how growth and intensity are envisioned and considered appropriate in a Peterborough context. Over 1,200 comments were received which identify the aspirations and concerns surrounding growth and increased density in the City.

Methodology

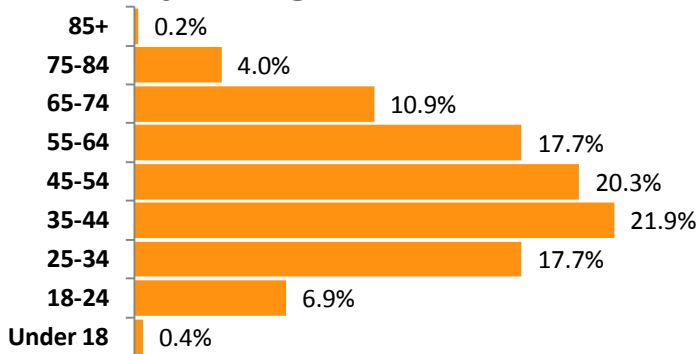
The online survey was conducted from December 7, 2017 to January 18, 2018. The survey was made available on the Official Plan webpage, www.peterborough.ca/planit. Paper copies of the survey were made available at City Hall, Peterborough Public Library (Main Branch and DelaFosse Branch), and Peterborough Employment Resource Centre. The survey was advertised on the City's main webpage, social media (i.e., the City of Peterborough's Twitter feed and Facebook), and a Media Release issued on December 7, 2017. The City provided additional opportunities for the public to complete the surveys at pop-up events held on February 7 and 14, 2018. Overall, there were a total of 1,352 online survey respondents.

Demographics of survey respondents

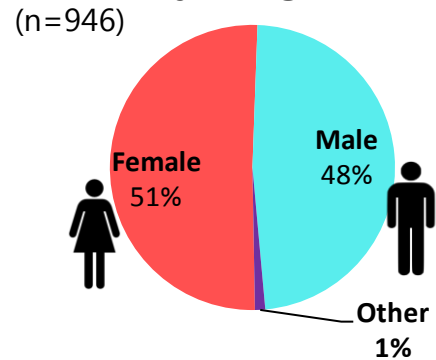


The survey received 1,352 responses. Completion of the demographic questions were voluntary. The figures below summarize the demographics of the participants that completed the questions. About 74% of participants (978 of the 1,315 participants) answered at least one demographic question.

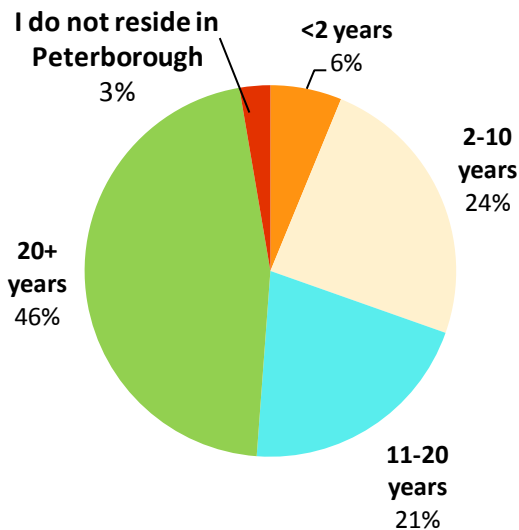
What is your age? (n=951)



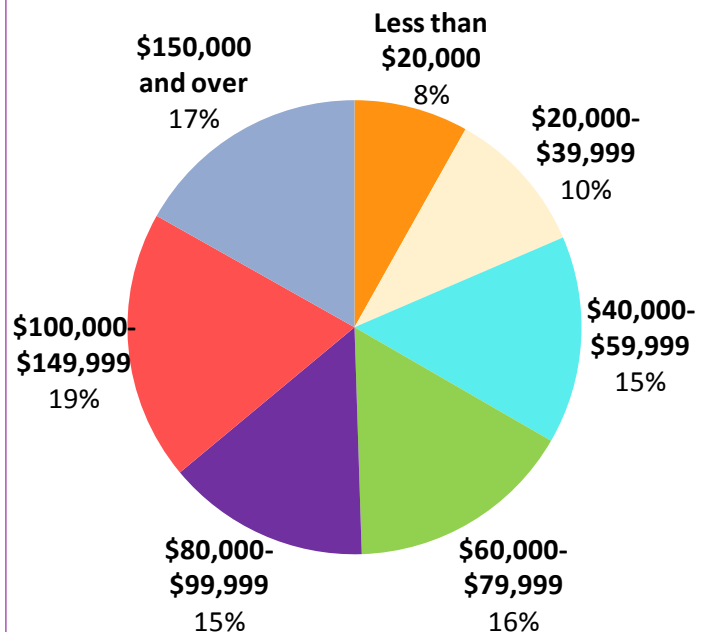
What is your gender? (n=946)



How long have you lived in Peterborough? (n=934)

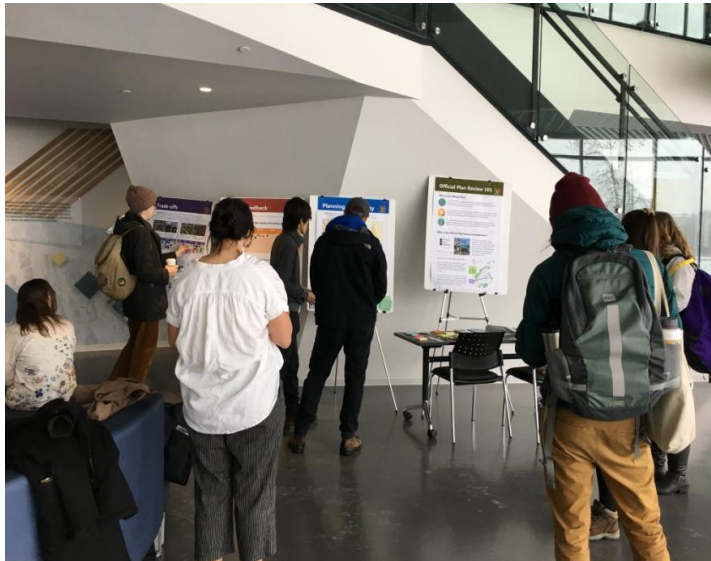


What is your annual household income? (n=885)



Total online survey respondents: **1,352**

Pop-up Events



Four pop-up venues =
Over 130 participants



On February 7 and 14 2018, the City worked with students in the Ecological Design course at Trent University to engage the public at four locations in the City: Trent University’s Student Centre and Wenjack Theatre, Peterborough Square Mall, and Lansdowne Place. Students from the Trent University Ecological Design course assisted with the operation and facilitation of the pop-up venues.

The objectives of the pop-up venues was to spread community awareness of the Official Plan Update process, provide opportunities for engagement, and compare the results received from the pop-up venues with the results of the online Growth Management survey.

Participants reflected a wide demographic range. Feedback from the pop-ups largely mirrored the results and comments received from the online survey (see Figure 1).

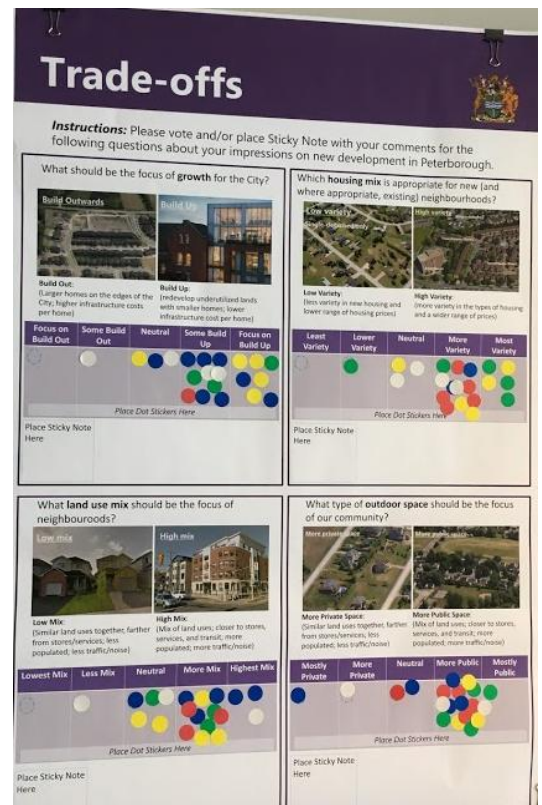


Figure 1: (Top images) Photos from Trent University Student Centre and Peterborough Square; (Bottom image) Image of dot-voting panels

How We Grow & Intensify



Survey Respondents were asked to indicate which direction (trade-off) they think is best for the community and future growth of the City for four topics: 1) growth, 2) housing mix in neighbourhoods, 3) land use mix in neighbourhoods, and 4) outdoor space. Figures 2-5 summarize the results and comments received for each trade-off.

Figure 2: Growth Trade-offs – Survey Results and Summary of Comments

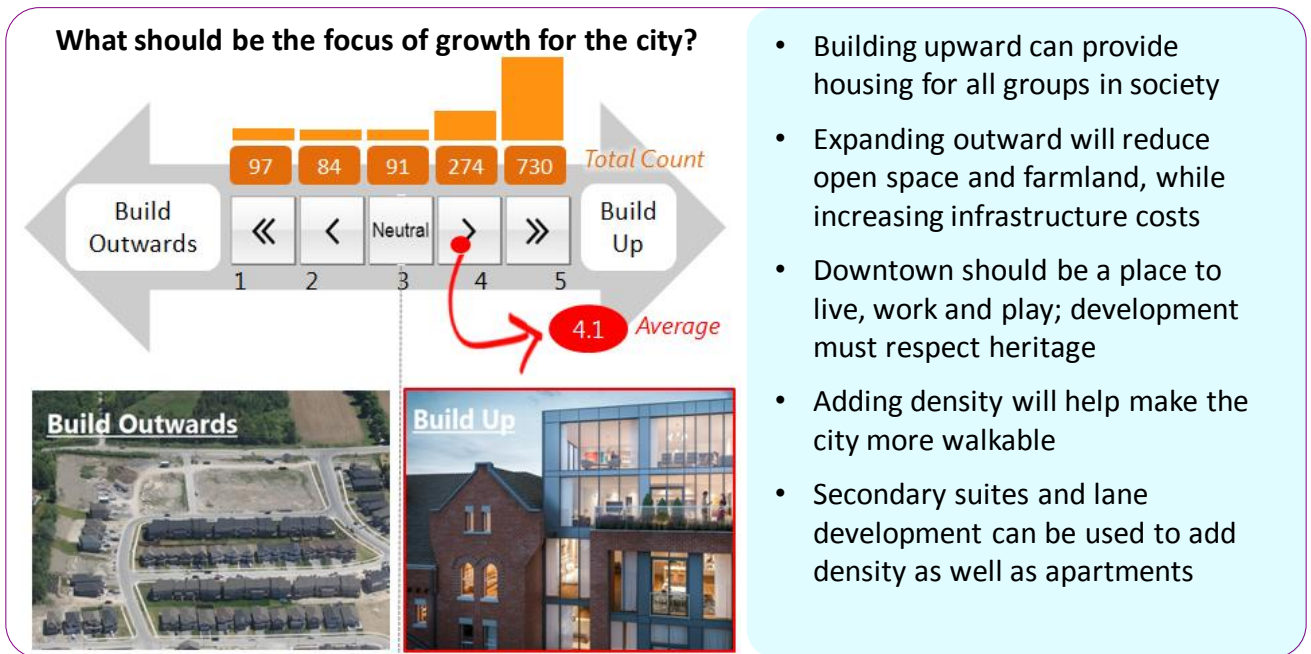
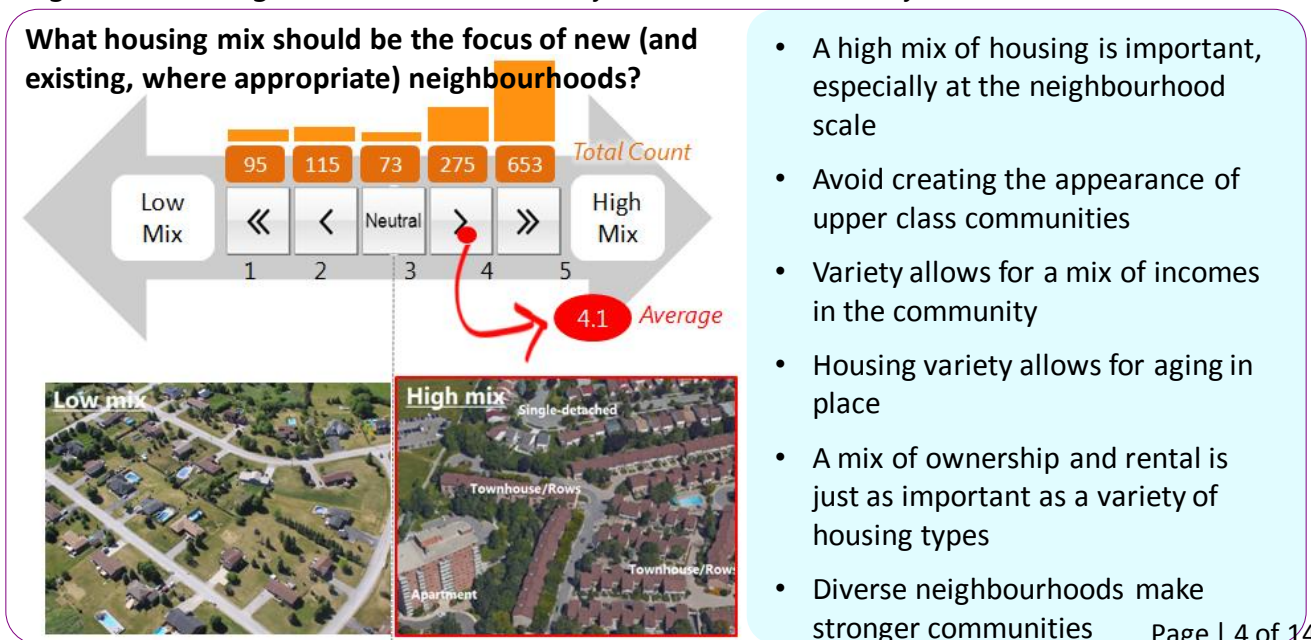


Figure 3: Housing Mix Trade-offs – Survey Results and Summary of Comments



How We Grow & Intensify



Figure 4: Land Use Mix Trade-offs – Survey Results and Summary of Comments

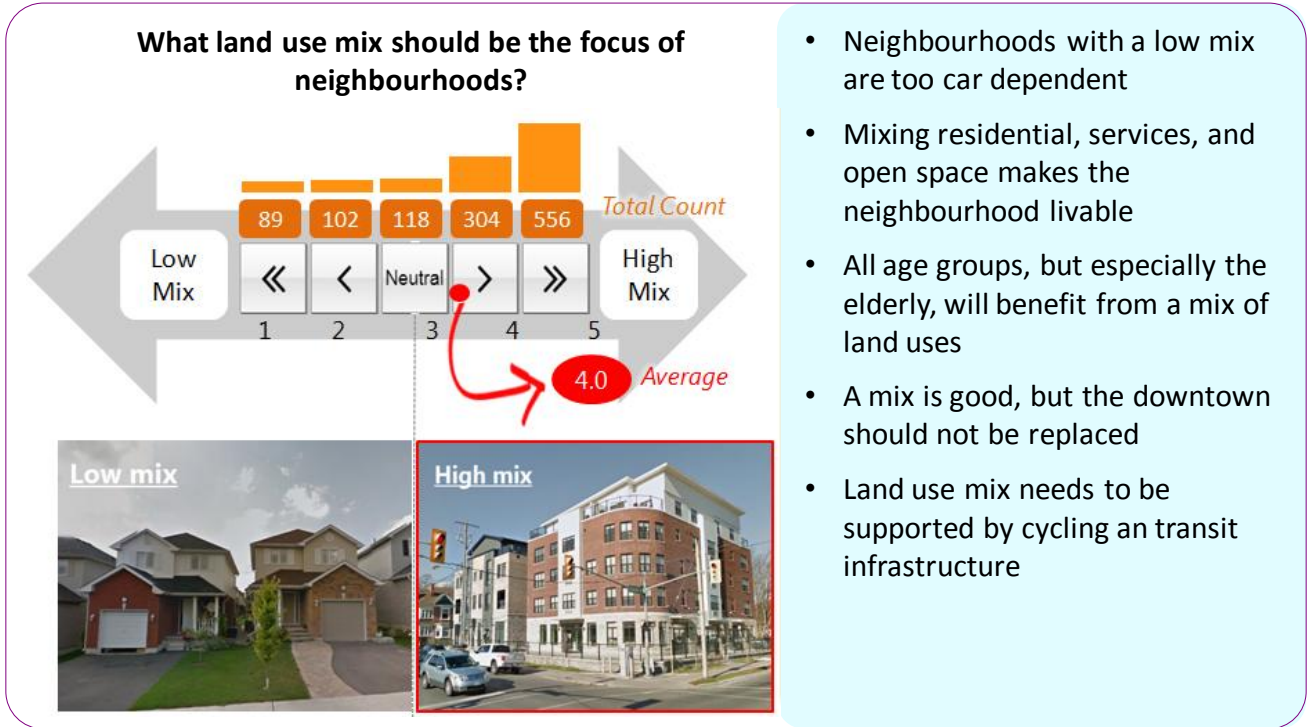
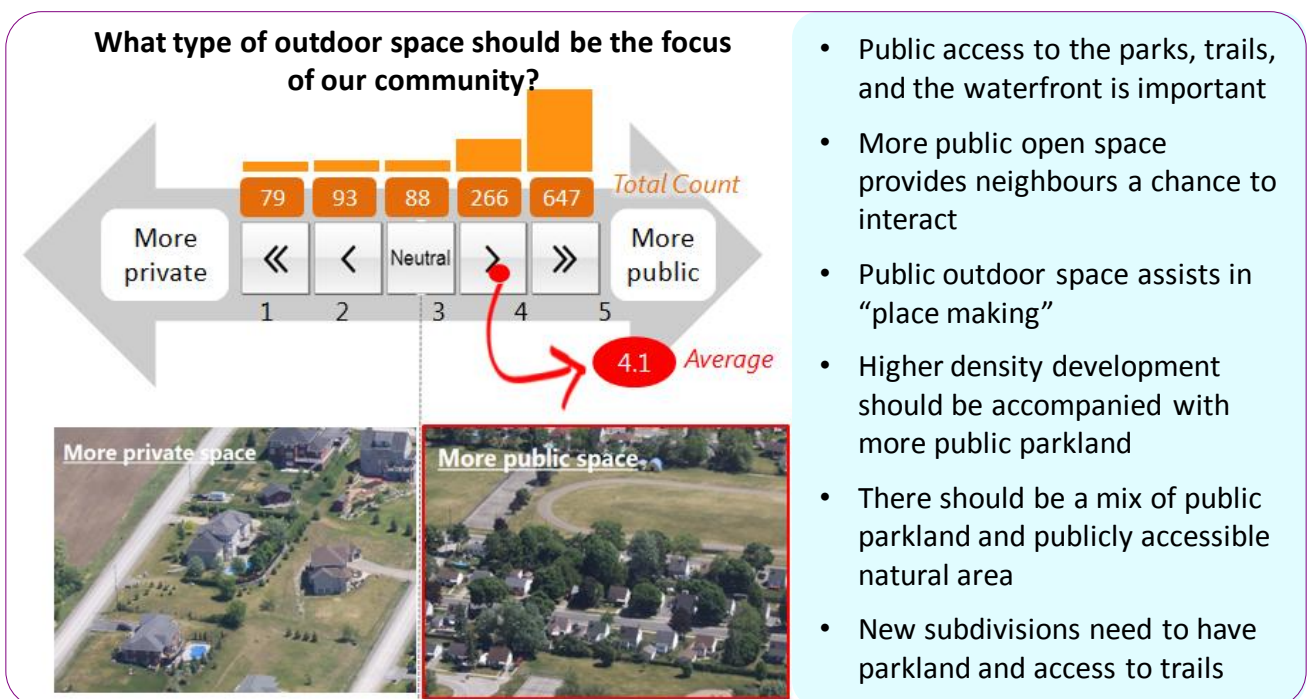


Figure 5: Outdoor Space Trade-offs – Survey Results and Summary of Comments

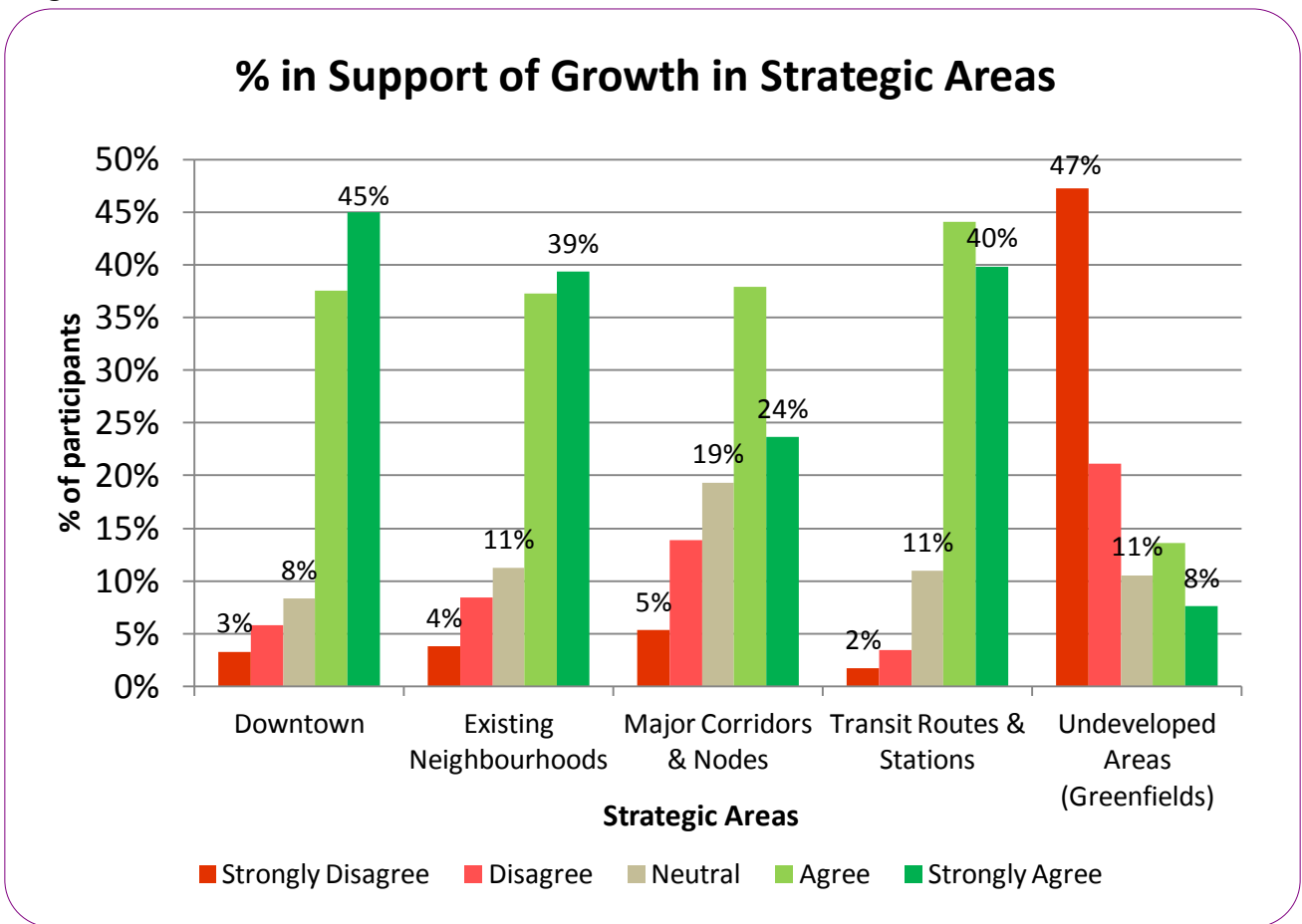


Where We Grow



Survey participants were asked to indicate their level of support for directing housing and job growth to five (5) general areas of the city: 1) Downtown, 2) Major Corridors & Nodes, 3) Transit Routes & Stations, 4) Existing Neighbourhoods, and 5) Undeveloped Areas (Greenfields). Participants were also asked to leave comments regarding growth and development in each area. Figure 6 summarizes the level of support for growth in each area.

Figure 6: Results of Growth Areas



Where We Grow



Downtown

Summary of Comments for Growth in the Downtown

Design/Urban Form

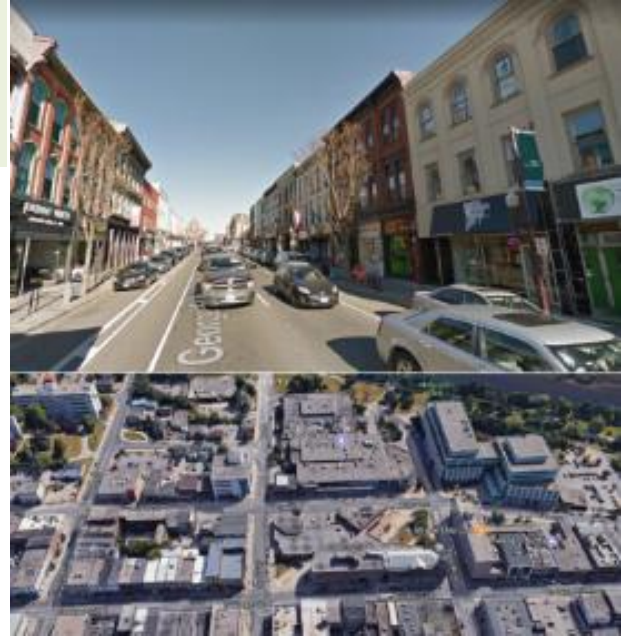
- Preserve historic character
- 3-4 stories on traditional corridors
- Street-oriented and complete streets

Land Use

- More mixed-use
- More public space, schools, and parking

Concerns

- Safety and cleanliness
- Affordability



Major Corridors & Nodes

Summary of Comments for Growth along Major Corridors & Nodes

Urban Form

- Develop multi-storey buildings

Land Use

- More mixed-use at nodes
- More parks and public space

Concerns

- Traffic (lights, safety, driveway access)
- Infrequent bus service
- Viability Downtown commercial uses
- Redevelopment potential

Where We Grow



Transit Routes & Stations

Summary of Comments for Growth along Transit Routes & Stations

Design/Urban Form

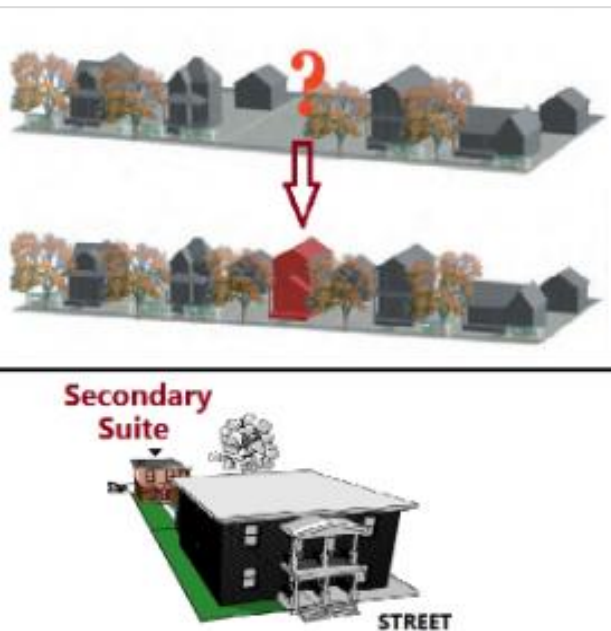
- Transit-Oriented Development
- Accessible housing with access to active transportation

Land Use

- More mixed-use

Concerns

- Participants expressed concern regarding the state of existing transit service and terminal location



Existing Neighbourhoods

Summary of Comments for Growth in Existing Neighbourhoods

Urban Form/Design

- Scale and design compatible with existing character

Land Use

- Ensure adequate parks and public space

Concerns

- Lack of parking

Where We Grow



Undeveloped Areas (Greenfields)

Summary of Comments for Growth in Undeveloped Areas (Greenfields)

Urban Form/Design

- Encourage more variation in design and layout; more medium and high density
- More underground parking

Land Use

- Protect open space and farmland
- Create complete communities (neighbourhoods that accommodate the basic needs of all residents for live, work and play)

Concerns

- Lack of public Transit availability
- Need for road network improvements
- Geared toward higher income

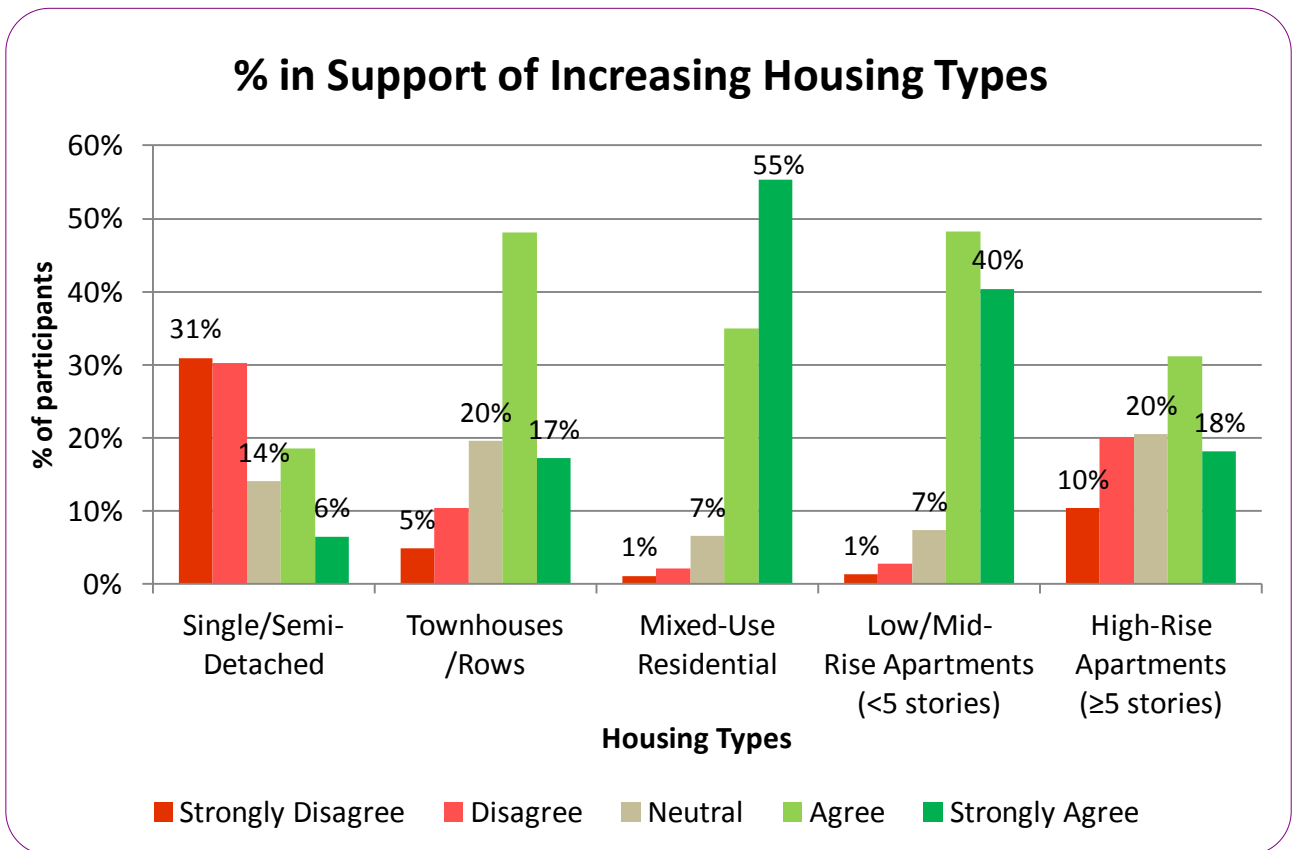


Where & How We Live



Survey participants were informed on the trend of housing developments built over the past five years (i.e., the proportion of each housing type to the overall number of residential dwelling units built from 2011 to 2016). As housing growth influences land supply, infrastructure, transit, and the location of amenities and services, participants were asked how they envision future housing construction trends and which housing types should be encouraged. Figure 7 summarizes the level of support for the future construction of each housing type.

Figure 7: Results of Housing Types and Trends



Where & How We Live



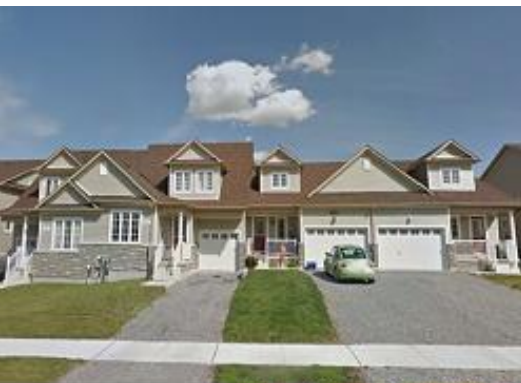
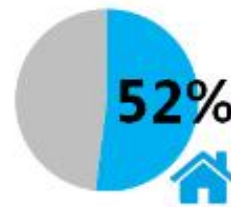
Single- & Semi-Detached

Summary of Comments on Single- & Semi-Detached Housing

- Consider alternative housing models, such as co-housing
- Optimize the design, size, and privacy of homes
- Encourage a higher standard of energy-efficiency
- Participants recognized that this type of housing will continue to be desirable

Concerns

- Lack of affordability and sustainability



Townhouses/Rows

Summary of Comments on Townhouses/Row Housing

- Build attractive, well-designed units
- Provide more common areas and green/open space
- Explore co-operative housing and other housing models

Concerns

- Noise abatement and safety (building code requirements)

Where & How We Live



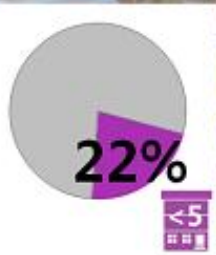
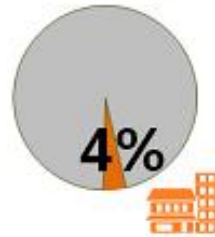
Mixed-Use Residential

Summary of Comments on Mixed-Use Housing

- Participants noted the downtown as the focus of this form of development
- Some participants indicated lower preference of any uses other than retail at ground level
- This form of development is viewed as being more amenable to younger people and seniors

Concerns

- Seen as less affordable; participants noted a concern that this form of development is creating a trend of luxury units in the downtown
- Encourage the use/renovation of existing vacant units



Low/Mid-Rise Apartments

Summary of Comments on Low/Mid-Rise Apartments

- Participants noted the downtown and surrounding area as suitable locations for this form of development
- Some participants indicated preference of apartments versus condominiums

Concerns

- Single use (i.e., purely residential) buildings may still require a car to access stores and services
- Lack of accessibility when there is no elevator; some participants suggested a minimum percentage of accessible units on the ground floor
- Parking space and paved areas often exceeds green and open space
- Management of buildings needs improvement
- Noise abatement and safety (building code requirements)

Where & How We Live



High-Rise Apartments

Summary of Comments on High-Rise Apartments

- This form of development is lacking in Peterborough
- Protect viewsheds/vistas (i.e., important views of landmarks and natural features)
- Generally a maximum building height of about 8-10 stories was indicated as appropriate for Peterborough
- Encourage more family-oriented units (e.g., more bedroom, living space, storage)
- Integrate parking structures into the building

Concerns

- Perceived as having more social and health challenges
- Noise abatement and safety (building code requirements)
- Lack of green/open space or common areas



Conclusion



Conclusion

The Provincial Growth Plan for the Greater Golden Horseshoe was updated in 2017 to provide more prescriptive policies for intensification in the City of Peterborough. Feedback from this survey guides the overall growth management strategy over the planning horizon of the updated Official Plan that is desired and appropriate in a Peterborough-context.

The City would like to thank everyone who has taken the time to complete the surveys so far and those who continue to participate in the Official Plan Update process.