



Town of Perth Official Plan Review

Policy Summary Meeting 1 of 2

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Today & Next Steps

- ▶ All policies are draft and open for discussion and further refinement;
- ▶ Public input has been incorporated in policy development;
- ▶ Today's meeting provides opportunity for additional feedback on policy direction;
- ▶ The group will have facilitated discussion on each slide

Next Steps

- ▶ Send feedback to planning@perth.ca
- ▶ Policy Meeting #2 of 2 - **December 20th**
- ▶ Draft Official Plan - **January 10th**
- ▶ Statutory Public Meeting - **January 17th** - PAC

How the Official Plan is used by Council

- ▶ Land use decisions resulting in new or redeveloped sites are made within the policy framework of the Official Plan.
- ▶ The Plan's goals and policy should balance the complex inter-relationships among environmental, economic and social factors in planning.
- ▶ The Plan is intended to be read in its entirety and relevant policies are to be reviewed and applied prior to a decision being made.
- ▶ Town staff review development applications and provide formal professional opinion in the form of written reports to Council for their consideration when they make their decisions.

Vision

- ▶ The long-term vision guiding this Plan is to develop the Town of Perth into a healthy, sustainable, and complete community that provides a range of places and opportunities to live, work, shop, and play.
 - ▶ This direction promotes sustainability in all its forms and protects the Town's natural environment and historic character.
 - ▶ A healthy, sustainable and complete community is designed for all stages of life and includes an array of jobs and investment opportunities, a full range of community services and amenities, opportunities for active transportation, and a broad mix of building and housing types.
 - ▶ It also includes places to meet and build social connections and supports active and healthy lifestyle choices, while ensuring accessibility to all residents.

Strategic objectives

- ▶ Managing and financing population growth;
- ▶ Encouraging active transportation;
- ▶ Providing a range of employment options for residents;
- ▶ Encouraging live-work opportunities;
- ▶ Supporting economic development;
- ▶ Building infrastructure and providing amenities;
- ▶ Providing affordable housing and a range of housing options;
- ▶ Providing access to food systems and food security;
- ▶ Collaborating, consulting and learning from First Nations;
- ▶ Protecting and enhancing natural heritage features;
- ▶ Planning for the impacts of a changing climate;
- ▶ Accommodating an aging population; and
- ▶ Providing healthy, complete and sustainably-designed neighbourhoods and communities.

Assumptions

- ▶ **The average age of the population will increase** which will entail changes regarding the supply and demand for housing accommodation, social services, and health care.
- ▶ **There will be a growing need to provide residential densities** which are higher, more cost effective, energy efficient, and more environmentally sustainable than previous development.
- ▶ It is expected that new housing stock will continue to include a large percentage of single detached units and a growing percentage of multiple family development at medium and high densities in order to provide a complete range of housing options for the Town's residents.
- ▶ **Intensification represents an essential component of the Town's growth management strategy** to minimize the infrastructure requirements of new development and to utilize existing services.
- ▶ **Increased need to develop active transportation systems** (pedestrian, cycling, etc.) that facilitate movement throughout the Town and reduce dependence on the automobile, thus enhancing health and air quality.
- ▶ **Intensification, mixed land uses and increased density represent an opportunity to develop complete communities.** Urban design will be a key consideration in all developments.

Complete Communities

Complete communities are places where homes, jobs, schools, community services, parks and recreation facilities are easily accessible.

Complete communities support quality of life and human health. Whether they are urban, suburban or rural, complete communities:

- are compact
- foster vibrant public interaction and give residents and workers a sense of place
- encourage active transportation
- make efficient use of infrastructure
- support transit
- provide a mix of housing types and offer a range of affordability
- offer a range of employment opportunities
- offer access to healthy local food
- are designed to reduce greenhouse gas emissions and address climate change.



National Ballet School and mixed-use development in Toronto.



Market Commons multi-residential project in Burlington.



Compact urban form in Markham.

We asked:

1. What natural/environmental features do you most value?
 - ▶ Water features, shoreline, tree cover, designated wetlands, urban parks
2. What do you see as climate risk the OP should address?
 - ▶ Flooding, heat, winter storms, local food supply, change the tree cover, biodiversity

You said:

- ▶ Out of 8 groups, 100% said trees! (Trees as #1 concern, tree cover, provide shade, all the positive benefits, experimental tree farm)
- ▶ Waterways - 4 groups (50%) prioritized this (water flow is a concern, water quality, limit wastage)
- ▶ Greenspace - 3 groups mentioned this (naturalized, access to natural environmental features, natural habitats, diversification)
- ▶ Concerns: air quality, emergency preparedness, water quality and levels, diversification, heat, food security

Policy Review - Natural Heritage: Tree Cover

Council shall promote the increase the tree cover of the Town by:

- ▶ Active tree planting within Town parks and along road allowances.
- ▶ Encouraging tree planting by local residents and organizations, and educate residents about the benefits of planting trees on their property.
- ▶ Encourage the planting of native or non-native non-invasive tree species and vegetation that are resilient to climate change and provide high levels of carbon sequestration, particularly through new development and on municipally-owned land.
- ▶ When considering applications for development, the Town shall require that the applicant complete a tree inventory and preservation plan.
- ▶ As part of a Tree Conservation By-law, require compensation for tree removal as a result of development applications to the satisfaction of the Town.
- ▶ Council may require the submission of a landscape and/or tree planting plan as part of the approval of new subdivision development consistent with the intent of the Urban Design Policies of this Plan.
- ▶ New development shall strive to include landscaping of lands and streets in a manner that will result in a mature-looking neighbourhood in a short period of time.



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Policy Review - Parkland Dedication

- ▶ Public open space will generally be acquired through the dedication of lands or the payment of funds pursuant to the provisions of the Planning Act, RSO 1990, as amended, and specifically pursuant to the Town's Parkland Dedication By-law.
- ▶ As a condition of residential development or redevelopment conveyance of land to the Town for park purposes will be required at Parkland dedication shall be calculated based on the total gross area of the land within the plan of subdivision and/or site plan.
- ▶ Parkland dedications as required under the Planning Act shall not include hazard lands, conservation areas or environmentally significant or sensitive areas, or requisite environmental buffer areas.
- ▶ Lands utilized for drainage purposes or stormwater management are not acceptable as part of the parkland dedication.
- ▶ All lands dedicated to the Municipality shall be conveyed in a physical condition satisfactory to the Municipality.
- ▶ As a condition of draft plan of subdivision approval, the proposal shall be required to provide a park facilities design satisfactory to the Municipality for any park with the plan of subdivision. However, in order to ensure that the size, configuration and orientation of the park is such that it can be programmed in an efficient manner, it may be necessary to prepare a park facilities design prior to draft plan approval.
- ▶ The Municipality will carry out programs to improve park facilities and provide public parks to meet the needs of the community, as well as augmenting the present park deficiencies.

Policy Review - Natural Heritage

- ▶ Policies directing that the regional and local impacts of a changing climate are considered when land use impacts natural heritage features.
- ▶ Characterize natural heritage as a system rather than individual components.
- ▶ Add policies recognizing the role of all trees - individual trees, private property hedge rows, Town parks - as part of a natural heritage system.
- ▶ Clarify and strengthen the requirement for development proponents to pre-consult with the Town on how to identify impacts to natural heritage features and systems.
- ▶ The maintain, restore and where possible improve the diversity and connectivity, the long-term ecological function and the biodiversity of natural heritage features and areas.

Policy Review - Active Transportation

- ▶ The Town shall undertake the development of an Active Transportation Plan to encourage reductions in the use of private automobiles, to encourage healthy lifestyles, and to develop a recreational trail network.
- ▶ Bicycle lanes shall be provided in the construction or reconstruction of roads and bridges and links to recreational trails, wherever possible.
- ▶ Bicycle use shall be encouraged and the integration of bicycle parking and storage facilities within developments shall be considered as part of the development approvals process for all commercial, industrial and multiple-unit residential development.
- ▶ Sidewalks shall be required in all new development and redevelopment in accordance with the Urban Design policies and in accordance with municipal policies and design standards.
- ▶ The planning and design of active transportation facilities shall be focused on the role of these facilities as both recreational and active transportation infrastructure. Where required as part of new/re-development, such facilities will generally be considered transportation infrastructure. Unless specifically appropriate for recreational purposes only, such facilities will not be counted towards required parkland dedication.
- ▶ Design for roads, crossings and new developments shall use active transportation and engineering best practice approaches that increase safety for non-vehicle road users and reduce traffic speeds without the need for enforcement.

Policy Review - Recreational Trails

- ▶ The Town shall undertake the development of an Active Transportation Plan to identify key trail development priorities and policies to effectively guide pedestrian trail network decision-making.
- ▶ Trails should be located adjacent to the Natural Heritage System, where appropriate, in co-operation with the Lanark County, Conservation Authority, adjacent municipalities and other agencies.
- ▶ The trails system shall utilize abandoned railway lines, unopened municipal road allowances, easements and other means to establish a connected trails network.
- ▶ The design of recreational trails shall take into consideration public safety and convenience including visibility and lighting.
- ▶ Public access facilities such as trails, walkways and boardwalks are permitted in the Natural Heritage System, provided they are constructed and located in a manner that minimizes impact on the function of environmental features, as demonstrated through a Natural Heritage Evaluation, and in consultation with the Conservation Authority.
- ▶ Recreational Trails as identified through the Town's Active Transportation Plan, shall be identified and secured as part of the Secondary Plan process for greenfield development lands.

Policy Review - Planning for an Aging Population

- ▶ Plan for smaller, unique housing opportunities for seniors that promote ‘aging in place’ and are in close proximity or co-located with services, amenities and community hubs.
- ▶ Create a safe and secure social and physical environment for an older population with supportive design standards (e.g. sidewalk policies, curb heights, park facilities).
- ▶ Supporting transitional housing and promoting age-friendly community design.
- ▶ Create more affordable housing and long-term care facilities with support services for seniors.
- ▶ Support an active lifestyle of seniors by increasing the availability and accessibility of social and recreational opportunities.
- ▶ Recognize that there is both a short-term and long-term demand for an increase in health care services and related business opportunities in Perth.
- ▶ Implement specific zoning policies for proposed apartment buildings such as drop-off / loading locations and amenity space.

We asked:

1. What issues are there currently?
 - ▶ Stormwater and paved surfaces. Water simply drains off. Could the Town look at ways for parking areas or parts of roads to drain into the ground instead of into the stormwater system.
 - ▶ Conservation of water
 - ▶ Parking, concerns for a lack of parking in specific areas of Town. Consider parking on one side of the road only.
 - ▶ Sidewalks on both sides of the street
 - ▶ Roads -Make roadways safer to cross.
 - ▶ Bicycle friendly Town to incorporate alternative forms of transportation.
 - ▶ Equitable treatment of all modes of transportation e.g. mobility scooters, bicycles, etc.
 - ▶ Consider using Curb Bump Outs.
 - ▶ Reduced speed limits, have a traffic calming policy with approved tools and not approved tools to manage traffic.

We asked:

2. What issues of risk do you see in the future?

- ▶ Can easements be turned into Walking Paths?
- ▶ Affordability of safe water and conveyance of sewage. Finding cost effective innovative solutions.
- ▶ Conservation elements. Biggest impact - water meters in industry
- ▶ Private property owners running downpipes across sidewalks.
- ▶ Freeze - Thaw cycles in the winter. Addressed in preparing from the impacts of a changing climate.
- ▶ Rainwater finding its way into the sanitary sewer. Stormwater management ponds to manage first flush from roads during a rain.
- ▶ Move away from using Salt on the Roads? The Town uses a pre-wetted salt permitting the Town to use less salt in the winter. Some municipalities use a grit/salt mix depending on temperature.

Policy Review - Engineering

- ▶ Expanding the purpose of water infrastructure to include protecting human health and the environment
- ▶ Adding objectives for stormwater management including preparing for the impacts of a changing climate and through the use of green infrastructure
- ▶ New policies linking the design capacity of systems to the actual performance of systems

Transportation:

- ▶ Expand attention to equity in transportation planning modes (car, cycle, walk) with a new policy supporting identification and implementation of linkages between residential neighbourhoods and activity areas such as the core and the employment areas
- ▶ Remove roadway standards from the Official Plan into a Town guideline

We asked: Questions for consideration:

1. In relation to the topic selected, what assets in Perth do you most value?
2. How would you like to see this topic flourish?
3. What other recommendations do you have?

You said:

Production:

- ▶ •A recommendation was to make tree planting part of the tree planting by-law and not necessarily replace like with like
- ▶ • Continue with all of the green growth in town
- ▶ • Capture the heat from local manufacturing plants to run greenhouses with the lost heat

Processing:

- ▶ • To attract processing in town we need farmers to produce excess produce to be processed
- ▶ • This may involve investing in public-private partnerships to utilize the excess product
- ▶ • How can we provide more processors in Town?

Distribution:

- ▶ • Consider adding a second day for the Farmers market or an alternate day/evening
- ▶ • Have a travelling veggie truck with CSA baskets of produce to purchase
- ▶ • Require developers to set aside parkland for gardening

Waste recovery:

- ▶ • Pickup compostable items at different locations including businesses, schools, grocery stores, and apartment buildings
- ▶ • Educate the public on waste recovery and the importance
- ▶ • Town asset is the Green Bin System, the landfill composting facility, and organic processing
- ▶ • Survey of why people are not using the green bins
- ▶ • School programs - teach the children to educate the parents, or run

Policy Review - Local Food

- ▶ The Town will collaborate with Indigenous Peoples to foster food sovereignty, traditional ecological knowledge and integrate recommendations into the Official Plan.
- ▶ The Town will consider partnering with local groups to develop a community farm project on vacant or underutilized municipal lands.
- ▶ For greenfield lands and where soil conditions are favourable, a portion of lands will be allocated for urban agriculture.
- ▶ The Town will work with local farmers, municipal and provincial representatives, organizations, and Lanark County Agricultural Advisory Working Group to advocate for increased agricultural processing, distribution and storage initiatives.
- ▶ The Town of Perth will consider re-designating municipally owned lands to “Agricultural” or “Rural” to facilitate development of processing, distribution and storage facilities and other urban agriculture initiatives.

- ▶ To support increased processing, distribution and storage initiative the Town will permit cold storage facilities as a permitted use in Industrial and Business Park land use designations.
- ▶ The Town will encourage development to occur in a manner that facilitates residents' access to locally grown and other healthy foods.
- ▶ The Town will encourage new development of multi-residential units geared towards seniors incorporates outdoor amenity space that include urban agriculture initiatives.
- ▶ For mixed use designated lands, the Town will allow bonus provisions for grocery stores on the ground level of mixed-use or commercial buildings.
- ▶ The Town will support the LGL Food Charter and encourage the creation of a Regional Food Policy Council.
- ▶ The Town will work with the Lanark County Agricultural Advisory Working Group and local organizations to initiate a regional Local Food Strategy.

Policy Review - Growth Management

- ▶ The growth allocation to the Town of Perth to the year 2038 is 8,085 persons.
- ▶ The time horizon of this plan (2038) and growth projections (8,035) is carried forward from the 2019 Official Plan Amendment.
- ▶ The 2019 Official Plan Amendment established housing mix targets for new development areas of 60-65% for low density, 15-25% for medium density and 10-20% for high density.
- ▶ This plan does not permit further expansion of the boundaries established by this Plan.
- ▶ The Town will continue to monitor the rate of growth to ensure that the designated land supply and infrastructure capacity is appropriate for, and continues to support, development demand and projected growth.
- ▶ The 2019 Official Plan Amendment established an intensification target of 16.7% of residential development occurred within the existing urban area. In order to be consistent with the Provincial Policy Statement (2020), and to promote a healthier and environmentally efficient pattern of community development, the target for residential intensification should be increased.

Policy Review - Economic Development

- ▶ Actively promotes and supports economic development through the adoption of an Economic Development Strategic Plan.
- ▶ Identify ways to leverage municipally owned land in the downtown core to unlock their economic potential.
- ▶ Develop strategies that will grow the downtown commercial area to bring more high-density housing, mixed uses, and commercial space to the area.
- ▶ Continue to leverage the Community Improvement Plan to support revitalization, restoration, and improvement of underdeveloped areas in Town.
- ▶ Ensuring that opportunities exist for a diversified economic base that includes a range and choice of suitable sites for employment uses supporting a wide range of economic activities and ancillary uses.

Policy Review - Economic Development *continued*

- ▶ Link residential and employment development to ensure a balanced community.
- ▶ Ensure a supply of available, serviced industrial lands to support investment attraction.
- ▶ Promote Perth as an innovative, vibrant community with a high quality of life and diverse employment opportunities;
- ▶ Work with Algonquin college to help accommodate campus growth needs and ensure the sustainability of its Perth operations.
- ▶ Enhance public spaces throughout the Town to support more community activities and events;
- ▶ Support and enhance the Town's arts, heritage and cultural assets and promote these as tourism opportunities.

Policy Review #2 - Dec.20

- ▶ Site Alteration
- ▶ Pre-consultation
- ▶ Collaborating, Consulting and Learning from First Nations
- ▶ Monitoring, Reporting and Measuring Performance of Plan
- ▶ Energy Conservation & Efficiency Measures
- ▶ Affordable Housing
- ▶ Development Charges
- ▶ Accessibility
- ▶ Secondary Plans
- ▶ New Development
- ▶ Mixed Use development
- ▶ Employment Lands Study