

Town of Petawawa Official Plan Update

Stakeholders Meeting #2

Presented by: Marisa Williams, MCIP, RPP
Project Manager/Senior Planner, WSP Canada Inc.

June 20, 2023



Agenda

- Introductions
- Purpose of Meeting
- Purpose of Draft Policy
Directions Report, May 2023
- Topics and Recommendations
- Next Steps



Introductions



Town Steering Committee

Karen Cronier, MCIP, RPP
Director of Planning and Development,
Community Emergency Management
Coordinator

Christine Mitchell, Economic
Development Officer



Consultant Team

Nadia De Santi, MCIP, RPP
Project Advisor, WSP Canada Inc.

Marisa Williams, MCIP, RPP
Project Manager/Senior Planner, WSP Canada
Inc.

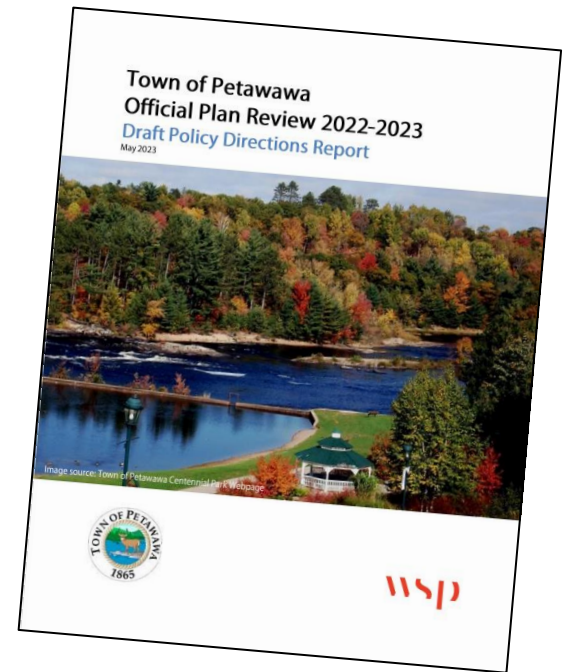
Purpose of this Meeting

- Present and discuss key policy directions for the Official Plan (OP) Update.
- Participants to provide feedback on the proposed policy directions, including valuable insight on how the new OP policies may translate into physical changes in the Town.



Draft Policy Directions Report

- To identify preferred policy directions and to address policy conformity gaps that will be the basis for formulating the OP Update.
- The discussions and directions put forth in this Report are key to applying and promoting provincial and local planning interests.



Areas of Concentration



Growth &
Intensification



Urban Agriculture



Mobility, Parks,
and Recreation



Housing



Energy Conservation
and Climate Change



Mineral
Aggregate



Employment
and Economic
Development



Natural Heritage
and
Environmental
Protection



Implementation,
Administration and
Official Plan Format



Employment Uses



Cultural Heritage
and Archeology



Growth & Intensification

- The updated Official Plan will implement policies that encourage residential growth and intensification with a range of densities within existing neighbourhoods.
- metroEconomic's Growth Management and Land Needs Assessment



Policy Directions

- **Policy Direction #1** – Build on existing policies and the vacant land and land needs assessments to identify where residential growth should occur.
- **Policy Direction # 2** – Expand on existing OP policies that encourage appropriate forms of residential intensification where there is sufficient existing or planned infrastructure.



Growth & Intensification

Policy Directions

- **Policy Direction #3** – Develop policies to support compact built form.
- **Policy Direction #4** – Growth is to be located where there is current and future servicing.
- **Policy Direction #5** – Develop density targets for intensification and greenfield development.
- **Policy Direction #6** – Implement policies that support complete communities.
- **Policy Direction #7** – Encourage mixed-use development.
- **Policy Direction #8** – Create a downtown or main street with permissions, as appropriate, for higher residential density with at grade commercial uses.



Housing Mix

The updated OP will include housing policies that permit the development of a variety of housing types including, single and semi-detached, townhouses, triplexes, multi-residential buildings, mixed-use developments, Additional Dwelling Units (ARUs), and alternative housing such as tiny homes.

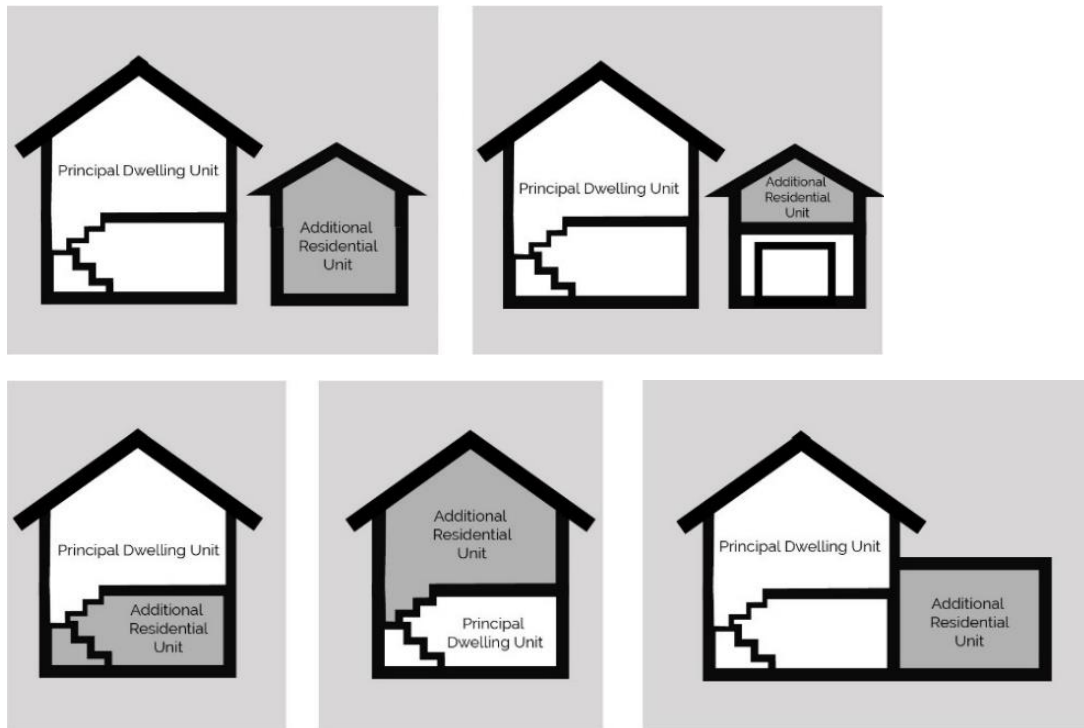
Policy Directions

- **Policy Direction #1** – Support a provision for a full range of housing types, forms, and tenure to increase a variety of housing and affordability ranges for all residents of Petawawa.
- **Policy Direction #2** – Implement policies aimed at increasing the rental housing supply which includes the creation of ARUs and purpose-built rental units, where permitted.



Additional Residential Units

Additional Residential Units (Source: Municipality of Central Elgin)



Short Term Rental Accommodation

The OP update will contain policies associated with short-term rental accommodations.

Policy Directions

- **Policy Direction # 1** – Undertake an analysis to determine impacts and potential appropriate areas for Short-term accommodation.
- **Policy Direction #2** – Identify the required steps to permit short-term accommodation.



Employment Growth & Economic Development

The OP Update will include policies that will promote economic development and competitiveness that will permit an appropriate mix and range of employment, institutional, and mix of uses to meet the long-term needs of the Town.

Policy Directions

- **Policy Direction #1** – Establish policies directed to attract a diverse labour force to accommodate the Town's businesses by ensuring a range of housing options, human and social services, cultural opportunities, and parks and open spaces are provided.
- **Policy Direction # 2** - Promote the development of green industries, including industrial uses and environment-focused professional and technical office uses and services.



Employment Growth & Economic Development

The OP Update will include policies that will promote economic development and competitiveness that will permit an appropriate mix and range of employment, institutional, and mix of uses to meet the long-term needs of the Town.

Policy Directions

- **Policy Direction # 3** - Include policies that support and promote tourism and cultural attractions to enhance the quality of life for Town residents, from day-to-day activities to major events that are supported by local businesses.



Employment Uses

The Provincial Policy Statement (PPS), 2020 defines “employment areas” as areas 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.

The new OP will need to focus on employment uses and provide policies for their protection and changing nature as employment trends.

Policy Directions

- **Policy Direction #1** – Implement policies to address home-based occupations and home industries.
- **Policy Direction #2** – Update the current OP employment policies.



Urban Agriculture

Urban agriculture policies will be a new section in the OP with an emphasis on providing opportunities to support local food access while addressing the location, type, and conditions that it will be permitted.

Policy Directions

- **Policy Direction #1** – Develop an urban agriculture policy that discusses food production within an urban context including a variety of forms such as gardening (container gardening, balconies, rooftops, and community gardening).
- **Policy Direction #2** – Implement policies for urban agriculture, where appropriate and supported by planning rationale.



Edible Gardens (Source: Horticultural Trades Association)



Energy Conservation & Climate Change

The updated OP will consider the evolving impacts of energy conservation and climate change by encouraging innovative solutions to better building design.

Policy Directions

- **Policy Direction #1** – Create a climate change section to the updated OP. Add definitions for climate change and natural hazards.
- **Policy Direction #2** – Implement sustainable urban design within the public realm, incorporating principles of green infrastructure, where feasible.
- **Policy Direction #3** – Promote sustainable infrastructure measures for better water quality through water conservation and wastewater and stormwater management.



Energy Conservation & Climate Change

The updated OP will consider the evolving impacts of energy conservation and climate change by encouraging innovative solutions to better building design.

Policy Directions

- **Policy Direction #4** – Implement policies that support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns.
- **Policy Direction #5** – Develop policies that enable future climate change adaptation, innovation, and mitigation as criteria for the development standards.



Natural Heritage and Environmental Protection

There is an opportunity to enhance the current policies regarding natural heritage. The updated OP will include natural heritage and environmental protection consistent with the 2020 PPS and subsequent provincial policies.

Policy Directions

Policy Direction #1 – Update current OP policies and definitions to be consistent with 2020 PPS definitions.

Policy Direction # 2 – Update the Town's land use schedule to identify natural heritage features and to reflect the County of Renfrew Official Plan Schedule "B".



Mobility, Parks, and Recreation

Parkland Dedication

Provisions in the Planning Act allow for Ontario municipalities to require, through a by-law, the conveyance of a certain amount of land to the municipality for parkland from developments or plans of subdivision (or to provide cash-in-lieu of land). Since the adoption of the current OP, several changes were made to the Planning Act, particularly from the More Homes Built Faster Act, 2022 (Bill 23).

- **Policy Direction #1** – Ensure updated policies align with Section 3, Urban Community, of the County of Renfrew OP.

Transportation

Section 15, Transportation, of the existing OP contains clear transportation objectives that support the creation and maintenance of an efficient road system. The current policies also ensure cooperation with the Ontario Ministry of Transportation.



Mobility, Parks, and Recreation

Active Transportation

The Town has expressed a desire for improved pedestrian, active transportation, and trail connections. The 2020 PPS directs that municipalities should plan for safe, healthy public streets and spaces that encourage the use of active transportation (i.e., walking or cycling, with or without mobility aids) and foster social interaction.

- **Policy Direction #1** – Update policies to align with the Town of Petawawa Active Transportation Report.



Cultural Heritage and Archaeology

The Town's current OP does not contain policies regarding the role of Indigenous communities in conserving cultural heritage and archaeology. There is an opportunity to incorporate policies which direct that Council consider the interests of Indigenous communities in conserving cultural heritage and archaeological resources.

Policy Directions

- **Policy Direction #1** – Update current policies to be consistent with Section 2.5.6 of the 2020 PPS.



Mineral Aggregate

There will be a need to bring existing policies, specifically related to buffering, in conformity with the County of Renfrew OP. The Town shall continue to ensure that major aggregate deposits remain available for existing and future use. Looking to the future, the Town must also minimize extraction impacts on adjacent uses and the natural environment from extractive operations.

Policy Directions

- **Policy Direction #1** – Update current policies to align with aggregate policies from the PPS.
- **Policy Direction #2** – Update designated Mineral Aggregate Resource areas in Schedule A, as required.



Implementation, Interpretation and Official Plan Format

The OP Update will include planning implementation and interpretation policies consistent with provincial policy direction. This OP Update provides an opportunity to use AODA acceptable format for greater accessibility and readability.

Policy Directions

- **Policy #1** – Review public notification and consultation policies to drive more meaningful, effective, and inclusive public involvement in planning decisions.
- **Policy #2** – Incorporate policies related to consultation with Indigenous communities.
- **Policy #3** – Implement indigenous engagement policies from the County of Renfrew OP and 2020 PPS.



Implementation, Interpretation and Official Plan Format

Policy Directions

- **Policy #4** – Develop policies that are performance or results-based, where appropriate, so that development applications can be evaluated in a flexible, but consistent manner, to enable good development.
- **Policy #5** – Create an updated OP document that is streamlined and has improved formatting.
- **Policy #6** – Update the list of required information and materials to be submitted as part of a complete application.
- **Policy #7** – Add a glossary of definitions to the updated OP.
- **Policy #8** – Add a Land Acknowledgment recognizing the Algonquins of Ontario territory and treaty rights.



Next Steps

The Final Policy Directions report will include the comments we receive from these consultation events. The next phase of work will focus on developing a draft of the Town's updated OP, including the following tasks:

- Drafting policies for the updated OP;
- Draft updated OP mapping;
- A Statutory Public Open House to present the Draft OP;
- A Statutory Public Meeting to allow Council, and members of the public to make formal comments on the OP;
- Preparation of the Final OP; and
- A presentation to Council for adoption.



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Focus Group Activity

- Around the room, there are 6 stations with maps of the Town, sticky notes, pens, and comment sheets.
- Each table contains policy directions associated with a specific key policy area e.g., Growth, Housing, Climate Change, etc.
- Please consider the questions at each station and provide us with your comments.
- Thank you for your time and participation!



Housing Needs Assessment



Housing Needs Assessment

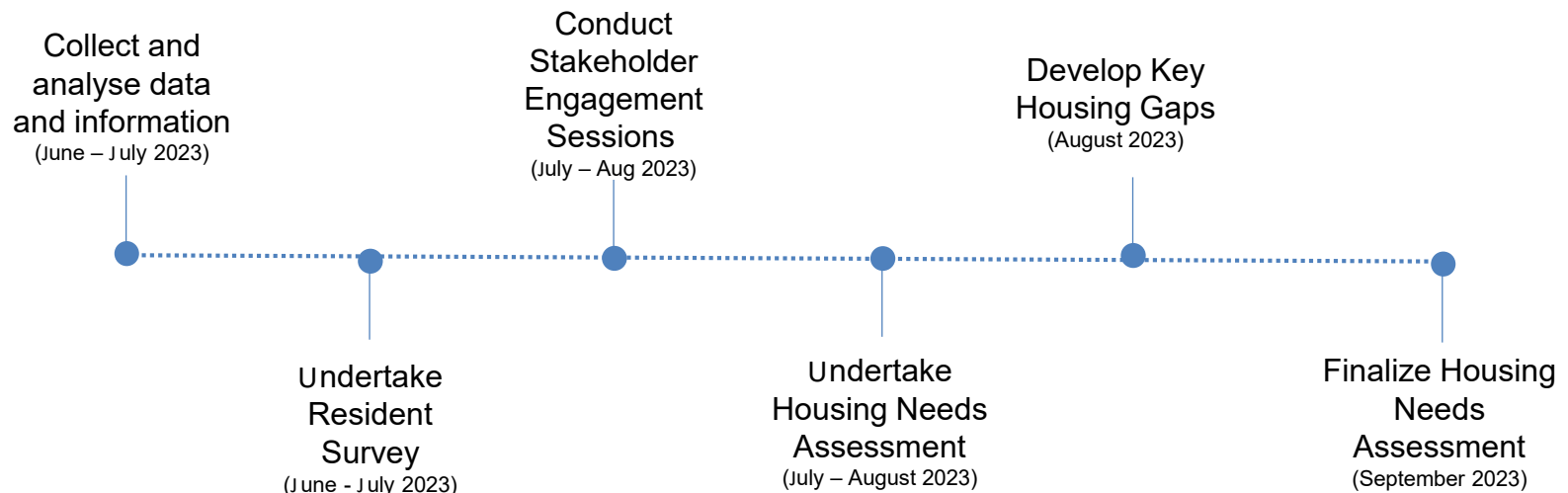
Study Purpose

- Gain a deeper understanding of housing needs and opportunities in the Town of Petawawa.
- Housing Needs Assessment will be developed to focus on addressing housing gaps and increasing housing affordability in the Town.
- Will work in conjunction with population and employment forecasts (completed by metroEconomics) to provide insight into future housing needs.



Housing Needs Assessment

Study Approach



Housing Needs Assessment

Initial Findings

- The population of the Town of Petawawa grew +5.7% between 2016 and 2021. This was higher than the County growth (+3.9%) during this period.
- The number of households grew (+6.8%) at a faster rate than population, indicating households are may be diversifying and getting smaller.
- Most common household types in 2021 were two- or more-person (non-family) households (23.8%) and couples with children (21.4%).

Growth by Household Size (2016-2021)

1-Person	+13.1%
2-Person	+6.1%
3-Person	+2.2%
4+ Person	+5.3%
Average Size = 2.6 persons	

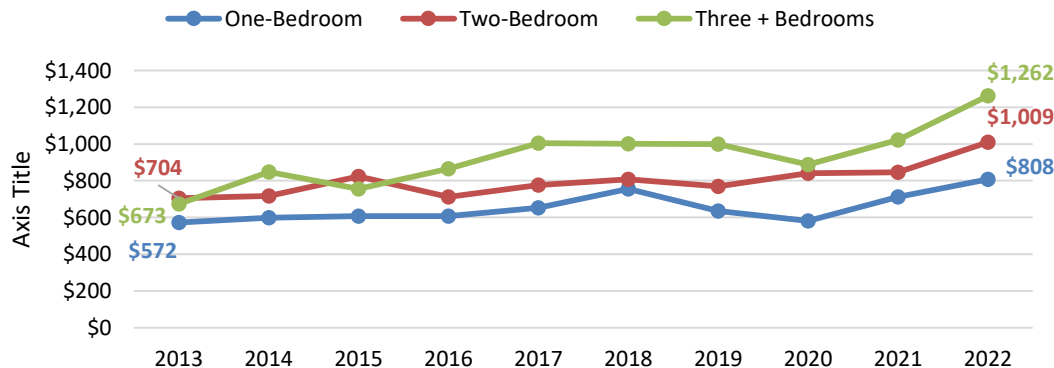


Housing Needs Assessment

Initial Findings

- Housing completions have predominantly been single-detached dwellings (74.2%) and row houses (17.3%) in the last ten years.
- Average rental prices have increased rapidly in the last decade (+47.6%) in the primary rental market.
- Vacancy rate fell below to historical low (0.7%) in 2021.

Average Rent Price – Town of Petawawa



Housing Needs Assessment

Initial Findings

- In 2021, 8.5% of households in Petawawa were spending 30% or more of their household income on shelter costs, or 'facing affordability issues'.
 - There were differences between household tenures, with only 5.3% of owner households facing affordability issues while 14.3% of renter households were.
- In 2021, 2.1% of Petawawa households were in core housing need, the lowest in Renfrew County.
 - However, 4.8% of renter households were in core housing need, higher than the rate for owner households (0.6%).



Housing Needs Assessment

Next Steps

- Resident survey and stakeholder engagements.
- Promising practice research for alternative housing forms such as tiny homes.
- The thorough Housing Needs Assessment will incorporate forecasted growth, household income data, market supply trends, and affordability measures will be used to identify key housing gaps in Petawawa.



Questions

- In your opinion, what is working well with regard to housing in Petawawa?
- If you could change or improve anything related to housing in Petawawa, what would it be?
- Which types of housing are most needed in Petawawa?
- Are you interested in policies or programs to promote the development of tiny homes in residential areas in Petawawa?
- Would you consider adding an additional dwelling unit to your home, if permitted?
- What do you think should be factored into definitions of affordable housing and attainable housing?

