

December 14, 2022

**The Honourable Steve Clark**  
Minster of Municipal Affairs and Housing  
(Leeds – Grenville – Thousand Islands and Rideau Lakes)  
777 Bay Street, 17<sup>th</sup> Floor  
Toronto ON M7A 2J3

**RE: City of Peterborough- Approval of a municipality's official plan  
ERO Number: 019-4969**

**1694 Driscoll Road, City of Peterborough  
PIN Number: 280550142**

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Dear Minster Clark:

The current crisis that Ontario citizens are facing to find an affordable home is considerable. The need for Ontario to provide affordable, attainable and accessible housing is critical and the tools and mechanisms need to be in place to facilitate the development of new housing in the immediate future. Based on this, we would like to respectfully request that the property located at 1694 Driscoll Road in the City of Peterborough be considered for a residential designation in the Official Plan. The Site has a total area of approximately 40 hectares (98 acres) and is located at the north-east corner of Matchett Line and Driscoll Road. In addition, the Site is located immediately west of the Cold Springs Special Study Area as identified on both Schedule 'A' Urban Structure and Schedule 'B' Land Use Plan (Annex A). It is anticipated that the Cold Springs area will include a variety of land uses including residential.

The development concept plan attached as Annex B has been prepared that supports the goals, objectives and policies established in the new Official Plan. The concept will also play a key role in assisting the Ontario Government facilitate the provision of new affordable and attainable housing in order to address the current supply constraints.

On behalf of the owner, we are requesting the Minister of Municipal Affairs and Housing to modify the City of Peterborough Official Plan in order that we can construct a total of **661 new housing units including affordable townhomes and semi-detached dwelling units.**

The concept plan attached provides a range of affordable housing types with an overall density of approximately 25 units per hectare, that will allow young people, newcomers and seniors to find suitable housing that will meet their needs.

The housing supply issue is complex and we need to start taking steps now to address it. Facilitating development on lands such as 1694 Driscoll Road is also a major step that will contribute to the solution in the short term. The goals, objectives and policies within the plan are well positioned to facilitate affordable growth within the City that will be of significant benefit. We strongly support the growth in this region and encourage you to approve our proposal document as it will contribute to affordable and attainable housing, rental housing and long-term care facilities.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Maddalena', with a small flourish at the end.

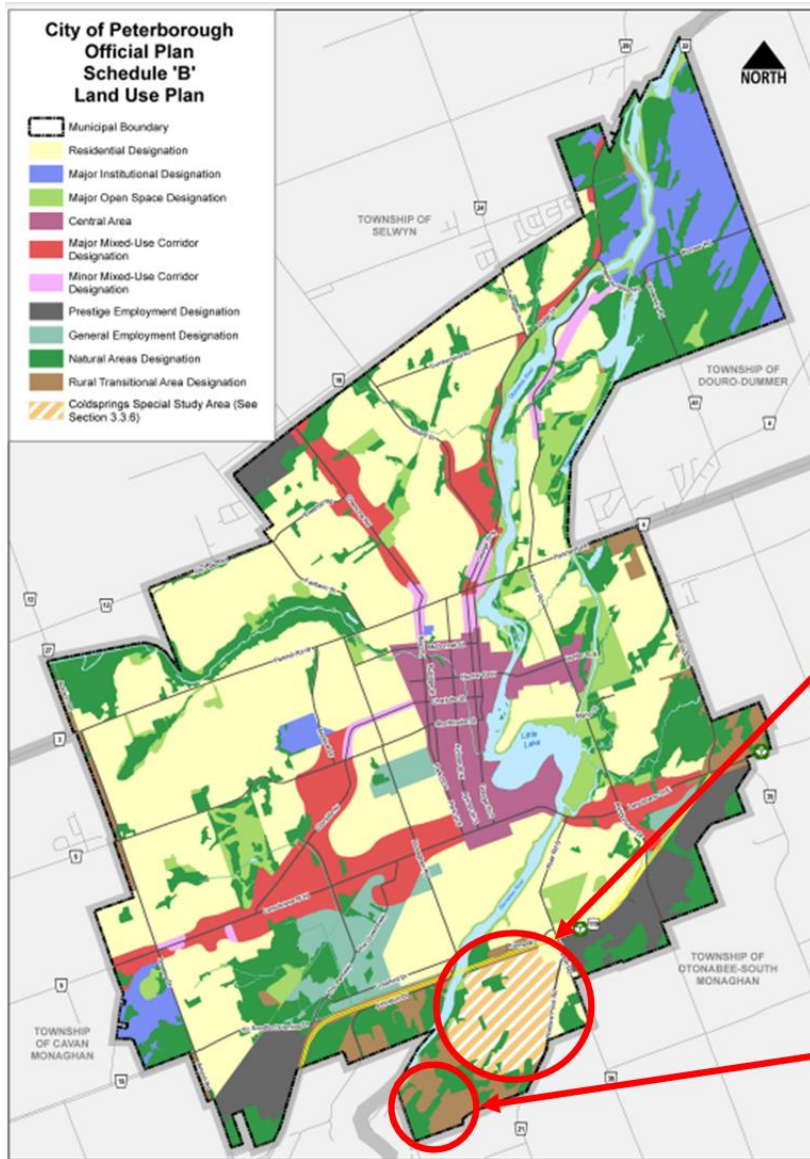
Peter Maddalena

Attached:

Annex A: Schedule 'B' Land Use Plan

Annex B: 1694 Driscoll Road, City of Peterborough, Development Concept

**Annex A: Schedule 'B' Land Use Plan**



**Annex B: 1694 Driscoll Road, City of Peterborough, Development Concept**

