

December 13, 2022

The Honourable Steve Clark

Minster of Municipal Affairs and Housing
(Leeds – Grenville – Thousand Islands and Rideau Lakes)
777 Bay Street, 17th Floor
Toronto, ON M7A 2J3

**RE: City of Peterborough- Approval of municipality's official plan
ERO Number: 019-4969
Ministry Reference Number: 15-OP-165376**

**420 Old Towerhill Road, City of Peterborough
PIN Number: 28414-0008LT**

Dear Minster Clark:

We are writing to provide our support for the approval of the City Council adopted Official Plan of the City of Peterborough. The current crisis that Ontario citizens are facing to find an affordable home is considerable. One step that would help to address this problem is to approve Official Plans such as the one adopted by the City of Peterborough which provides a road map to manage growth and development. 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.

This letter is submitted on behalf of the owner of 420 Old Towerhill Road, City of Peterborough (The Site). The Site has a total area of approximately 33 hectares (82 acres) and is located at the south-east corner of Chemong Road and Towerhill Road. The new City of Peterborough Official Plan has positioned this property to facilitate a range of new housing and it will form part of the Chemong West Secondary Plan area.

The Site is identified in Schedule 'A' Urban Structure of the new Official Plan and Schedule 'B' Land Use Plan further designates The Site as Residential Designation. Within these designations the City of Peterborough is planning to accommodate 50 percent of the City's residential growth. In addition, these areas are planned to accommodate a wide range of housing forms as well as other land uses that are integral to, and supportive of a residential environment such as rental apartments

and long-term care facilities. Housing may range in scale from single-detached dwellings to high-rise apartment buildings.

The concept plan attached as Annex A 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 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 **2582 new housing units consisting of affordable mid-rise and high-rise apartments, rental apartments, townhomes, semi-detached and single-family dwellings and Long-Term Care Units.**

The concept plan attached provides a range of housing types with an overall density of approximately 82 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 420 Old Towerhill 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.

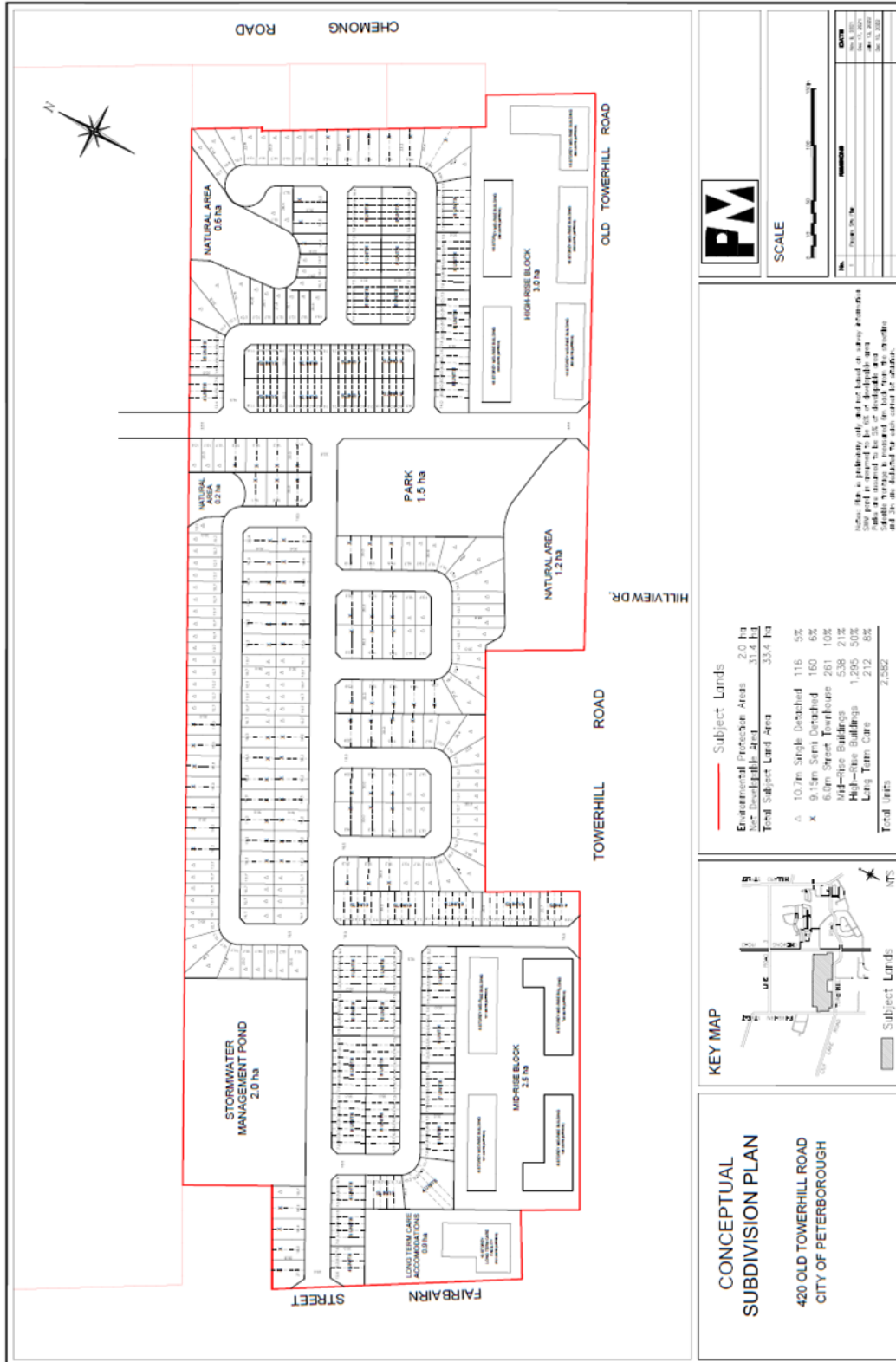
Sincerely,

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

Peter Maddalena

Attached: Annex A: 420 Old Towerhill Road, City of Peterborough, Development Concept

Annex A: 420 Old Towerhill Road, City of Peterborough, Development Concept



SCALE



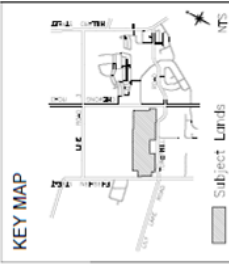
NO.	DATE	BY	FOR
1	10/13/2021		
2	10/13/2021		
3	10/13/2021		

Subject Lands

Equipment/Provision Area	2.0 ha
Net Available Area	33.4 ha
Total Subject Land Area	33.4 ha

△ 10.7m Single Detached	116	5%
▲ 9.15m Semi Detached	160	5%
□ 6.0m Street Townhouse	261	10%
Mid-rise Buildings	538	21%
High-rise Buildings	1,285	50%
Long Term Care	212	6%
Total Units	2,552	

Note: The preliminary site plan is based on a subject Lands study and is intended to be 5% of available net available subject lands. The final site plan will be subject to the final 25% of available subject lands.



CONCEPTUAL SUBDIVISION PLAN
 420 OLD TOWERHILL ROAD
 CITY OF PETERBOROUGH