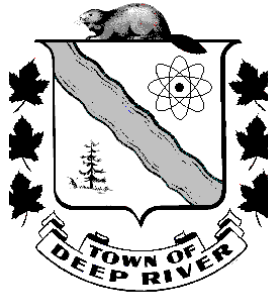

Visioning Report

Consolidated Focus Group Workshop #2 – Visioning Workshop

Town of Deep River Official Plan

Prepared for



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October 8, 2015 - DRAFT



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1 Report Purpose

The purpose of this report is to present the results of the Official Plan Visioning Workshop to the members of the Official Plan Steering Committee. It is requested that the Steering Committee review and provide feedback on the report conclusions. It is also requested that the Steering Committee confirm that the Official Plan vision has been captured accurately in section 3.3 of this report.

2 Background

2.1 Engagement Plan Progress

The Engagement Plan summarizes all of the milestones and deliverables in the Official Plan review process. The Engagement Plan was approved by the Steering Committee at its meeting of June 3, 2015, and is the reference point for all Technical Team activities. This report represents Step 6 of 15 in the Official Plan review process, and is followed in the Engagement Plan by a public meeting to present the Official Plan vision and preliminary planning issues to members of the public. The Engagement Plan is attached as Appendix A to this report.

2.2 Issues Identification/SWOT Analysis Workshop – Recap

Workshop #1, the Issues Identification/SWOT Analysis workshop, was held at the Deep River Public Library on June 18, 2015. The purpose of the workshop can be summarized as follows:

- To identify key planning issues facing the Town; and
- To identify the high-level strengths, weaknesses, opportunities and threats (SWOT) applicable to the Town

As with rest of the Official Plan review process, the relevant time horizon for planning issues and SWOT items was 20 years, or the time period ending 2036 (assuming the Plan is adopted in 2016).

The following points summarize the results of Workshop #1:

- The Town's relationship to CNL were seen as being of critical importance to the future of the Town, and efforts to engage the new CNL operator was seen as essential;
- The Town has a number of assets that contribute to a high quality of life including abundant natural features, relatively high average incomes, quality health care services, and a proud heritage of science and innovation.
- The Town is experiencing a change in demographics, with a higher proportion of seniors, fewer young people, and smaller household sizes.
- The existing housing stock is aging, is not reflective of the Town's changing demographics, and needs to diversify. Seniors housing was seen as an immediate priority.
- The Town's economic dependence on a single employer or industry was seen as both a positive and a negative. Economic diversification was seen as necessary to mitigate against future uncertainties at CNL.
- The Town's infrastructure is aging, and has the unique characteristic of having been constructed in a relatively simultaneous manner when the Town was originally settled. The cost of replacing aging infrastructure was seen as a significant challenge moving forward.

These results provided an information basis for producing a vision for the Town. The issues from Workshop #1 and the vision from Workshop #2 will be incorporated into the Planning Issues and Policy Options report in Step 8 of the Engagement Plan, and will inform the preparation of the Draft Official Plan in Step 9 of the Engagement Plan.

2.3 Visioning in Official Plans

The vision of the Official Plan is essential in providing for the sound interpretation of the Plan and its policies. The vision is future-oriented, and is 'high-level' in scope, rather than focusing on a particular site or issue. As with the policies of the Official Plan, the vision should address the desired form and function of the Town, with a focus on land use, community development, and the desired stewardship of the Town's resources. Ultimately, the Official Plan will guide



the decisions of Council and Town staff, and will provide land owners and developers with clear information and expectations to support their investment decisions.

3 Visioning Workshop Results

3.1 Workshop Purpose and Format

Workshop #2, the Visioning Workshop, was held at the Deep River Yacht and Tennis Club on September 10, 2015. 13 participants were identified on the sign-in sheet as being in attendance. Targeted invitations were sent to the Housing Advisory Committee, the Environmental Advisory Committee, the Accessibility Advisory Committee, Council, and the Official Plan Steering Committee.

The purpose of the Visioning Workshop was to identify the community vision in respect of key planning matters. The format of the workshop was intended to encourage participants to think optimistically about how the Town could look and function in 2036. Put another way, the focus was not on the likely outcome given current trends, but what the ideal outcome for the Town could and should be as a result of good land use planning, strong leadership and a committed and engaged citizenry.

The format of the workshop is summarized as follows:

1. Meet and Greet and Refreshments (30 minutes)
2. Introductions and Workshop Agenda (15 minutes)
3. Bus Tour (1 hour and 45 minutes)
4. Visioning Session (1 hour)

3.2 Workshop Results

Growth Scenarios

In preparation for the workshop, the Technical Team prepared three residential growth scenarios based on available population and employment data. The scenarios are approximate only, and are subject to change and revision at any time prior to adoption of the Official Plan by Council. The purpose of the scenarios was to provide a basis for discussion and to assist workshop participants in envisioning what the Town could look like in 2036. The scenarios are summarized as follows:

Scenario #1:

- Status quo population growth (no change from Census trends)
- New subdivision development: 12.1 ha (180 units)
- Infill/high density development: 5.7 ha (254 units)

Scenario #2:

- Assumes 10% growth at major employers (CNL and Garrison Petawawa)
- New subdivision development: 24.1 ha (328 units)
- Infill/high density development: 5.9 ha (262 units)

Scenario #3:

- Full build-out of new subdivision area
- New subdivision development: 137.3 ha (1453 units)
- 5.9 ha (262 units)

Bus Tour of Key Sites

Upon completion of introductory comments and presentation of the growth scenarios, workshop participants were taken on a guided bus tour of key sites in the Town. Sites were selected in advance of the workshop by members of the Technical Team based on the significance of each site to the future of the Town's development. A range of sites were

selected, including future residential development, future commercial development, waterfront areas, seniors housing areas, the downtown area, and potential infill locations in the existing residential neighbourhoods. The following are some of the issues that were discussed on the bus tour:

- Issues related to commercial development on Highway 17: servicing, access, Kennedy Creek;
- Lands surrounding Grouse Park as the ideal location for future subdivision development;
- Infill development as the Province's preferred approach to residential development, e.g.:
 - Morison School,
 - Large residential lots (i.e., corner lots) with a single detached house – redevelopment with multi-unit building;
- Future development of large vacant properties in downtown area, i.e., beside J. L. Gray building, behind Giant Tiger;
- Future use of the waterfront including Keys Centre property;
- Future use of vacant properties adjacent to the hospital and future primary care building;

Visioning Session – Key Words

Upon returning from the bus tour, a member of the Technical Team facilitated a visioning session where participants were asked to verbalize short phrases or words to identify the vision for Deep River in 2036 related to a range of planning matters. The phrases and words represent the ideal future for the Town that will be reflected in the Official Plan vision and policies. Participants were asked to provide the phrases simultaneously, without responding in turn or waiting for another person to finish. The idea was to say things as they came to mind rather than waiting to respond and potentially forgetting or reconsidering one's response in light of a response provided by another person. This format is intentionally casual and unfiltered, which can occasionally result in comments that are not applicable to an Official Plan. For transparency's sake, photographs showing all the comments are provided in Appendix B, however only those relating to a land use planning issue have been incorporated into the main themes identified in the following section of this report. Other vision items may be addressed by Council through other resolutions or initiatives.

3.3 Community Vision – Main Themes and Vision for the Official Plan

Theme: General

Vision: Deep River is a diverse, innovative, prosperous, welcoming, multicultural community. The Town will celebrate and promote its nuclear history and its culture, will cooperate with other communities and major employers including CNL and Garrison Petawawa, and will be open to positive change.

Theme: Growth & Settlement

Vision: Deep River will experience growth beyond what current census trends predict. The ideal demographic mix will include a large segment of young people and families, attracted by employment opportunities and high quality of life. Seniors will continue to be a large segment of a diverse population, however the Town will not be branded as a 'retirement community'. Settlement will be in the form of new residential development to the west of the developed area of the Town, infill development in the downtown and periphery, and continued commercial and industrial development along the Highway 17 corridor. Rural housing options will be available to the east of the urban area of the Town. The Town will make every effort to facilitate viable land development proposals, and to attract new investment to the area.

Theme: Housing

Vision: Deep River must diversify its housing stock. In 2036, the Town will have a diverse mix of housing options including townhouses, multiple residential, and a range of seniors housing options. Future subdivision development will have smaller lot sizes, higher densities, and smaller dwellings generally. High density housing (i.e., apartments) will be more appropriate within close proximity to downtown (i.e., within a 10-minute walk, or approximately 750 metres).



Theme: **Employment Lands (Commercial/Industrial Areas)**
Vision: The continued development of the Highway 17 corridor should be supported for commercial and industrial uses. The main challenges to development in this area are related to access, sewer servicing, and Kennedy Creek. In addition to the Highway 17 corridor, home businesses will be important sources of employment in the future, supported by the future development of super-fast high speed internet infrastructure in accordance with the Town's Strategic Plan.

Theme: **Public Health, Safety and Accessibility**
Vision: Deep River will be a more accessible community, with barrier-free access to housing, stores, sidewalks and public buildings.

Theme: **Environment, Climate Change and Energy Conservation**
Vision: Housing will be closer to downtown to facilitate active transportation. Bicycle transportation will be supported by infrastructure including parking facilities, lanes, and a bicycle sharing system. The town will be a pioneer in alternative and renewable energy sources. Electric vehicle charging stations, nuclear energy, and backup power systems ("microgrids") are potential initiatives. The natural environment will be prioritized through tree retention during development and a robust tree replacement program.

Theme: **Rural Development Areas**
Vision: Rural development areas will continue to offer development opportunities characterized by larger lots on private services, and will be focused primarily in the east end of the Town where there are challenges to providing full municipal services.

Theme: **Public Spaces**
Vision: Natural and built public spaces will be a key attraction for new residents and visitors, and will be among the town's greatest assets. The Deep River Marina will continue to be an important community gathering place, and will be expanded to include more slips with available electricity. Public buildings will serve multiple purposes to ensure usage throughout the day (i.e., beyond regular business hours), and recreation facilities will continue to be improved. Public open spaces will continue to be developed and existing spaces preserved, including extension of the natural pathway system as new residential areas emerge, and provision for additional landscaped public spaces in the downtown area through infill and redevelopment. Public spaces and trails will be marked with clear, well-maintained wayfinding signage, providing for orientation to Town landmarks and key public destinations. The Deep River Science Academy will continue to be a vital part of the Town's culture, and will be supported.

Theme: **Transportation**
Vision: Deep River will have an attractive highway corridor and a clearly visible gateway to the downtown. The system of footpaths will be expanded into new development areas to provide connectivity throughout the town. The trail system will be an attraction for tourists, and will have well-maintained signage. The Town will be a participant in any future regional transportation system providing services to seniors and those without access to a vehicle.

4 Next Steps

4.1 Consultation with CNL

The technical team continues to be in communication with new management at CNL, and as of the writing of this report, is working on scheduling a consultation meeting with infrastructure staff at the plant in mid-October. The Technical Team may have already had a consultation meeting with CNL staff by the time of the next Official Plan Steering Committee meeting, and may be able to report back to the Committee at that time.



4.2 Public Meeting – Issues/Visioning

Step 7 of the Engagement Plan consists of a public meeting that is anticipated to be held in early November, 2015. The purpose of the public meeting is twofold:

- a) To satisfy the requirements of the *Planning Act* in respect of holding a “special meeting of Council” prior to preparing a revised Official Plan [*Planning Act*, s. 26(3)]; and
- b) To present the preliminary issues and vision identified in the workshops and consultation efforts to date.

The Technical Team will provide a brief presentation of the issues and vision at the public meeting, and attendees will be given an opportunity to comment. Council may also provide comments and/or direction to the Technical Team.

4.2 Planning Issues and Policy Options Report

Step 8 in the Engagement Plan consists of the preparation of a Planning Issues and Policy Options Report. This report is the final background prior to the preparation of the draft Official Plan. The Planning Issues and Policy Options Report will incorporate all of the background and consultation information gathered to date, and will provide the Steering Committee with a basis for directing the Technical Team in the preparation of the Draft Official Plan.

Please contact us should you have any questions or require clarification on any matter discussed in this report.

Trusting this is satisfactory.

Yours truly,

Brian Whitehead, MA, MCIP, RPP
Principal, Director of Planning

Eric Withers, MCIP, RPP
Planner

Appendix A Engagement Plan – Deep River Official Plan Process

Appendix B Photographs - Visioning Session Results

DEEP RIVER OP
VISIONING WORKSHOP.

SEPT 10/15

" IN 2036, DEEP RIVER IS... "

GROWTH SCENARIOS

- Senior Housing
- Lower Avg. Age.
- Smaller Families.
- Larger Infrastructure.
- More Progressive Expectations (e.g., lot size, dwelling size.)
- More Rental.
- Diversified Workplaces
- Smaller Lots
- Employer Partnerships
- Municipal Partnerships.
- Innovative
- Prosperous
- Welcoming
- Diversified Shopping.
- Attractive Hwy Corridor
- Hwy Bypass.
- Developer Buy-in/Incentive

Housing / GROWTH & SETTLEMENT.

- Higher Density.
- Townhouses
- More Options.
- Accessible.
- More Supportive Housing
- More Septics (Gary).
- Sewer Lines Down Hwy (Hazel)

EMPLOYMENT LANDS.

Growth & Settlement

- Industrial Parks.
- Servicing
- Hi-Tech Home Businesses
- Fibre OPTIC / HIGH SPEED INTERNET 200 GB/S.

Public Health, Safety & ACCESSIBLE

- SIDEWALKS - ACCESSIBLE
- Accessible access to stores.
- No Community Mailboxes
- COMMUNITY MAILBOXES
- Transportation to Major Centres for Health Care.

ENVIRONMENT / CLIMATE CHANGE / ENERGY Conservation.

- Housing closer to D/T
- Recycling Every Wk!
- Green Bin Collection.
- Network of ~~for~~ Bicycle sharing.
- EV Charging Stations
- (Electric Vehicle).
- "Micro Grids" - Energy shared w/in Municipality for use during outages.
- ALOT COMMUNITY for "SMR" SMALL MODULAR REACTOR

RURAL Dev't Areas.

- Estate Lots.
- TRAILS - PROMOTE AS TOURIST ATTRACTION
- More roads - better accessibility.

PUBLIC SPACES:

- COMMUNITY GATHERING Place. (Complex/Conference Centre).
- EXPANDED MARINA
- ELECTRICITY AT SLIPS
- Multiple use of Public Buildings
- Better Recycling in Public ~~at~~ / OPEN SPACES.
- A FORESTRY MGMT PLAN
- BETTER WAYFINDING SIGNAGE
- ARTS + SCIENCE
- Excellence Academy.
- TOWN SQUARE
- ↳ e.g., ~~Europe~~ European

- BETTER HWY SIGNAGE ENCOURAGING D/T Visitors.
- DR Website on Water tower.

TRANSPORTATION

- SHUTTLE BUSES
 - MUNICIPAL BICYCLES
 - BICYCLE PARKING STATION
 - AIRPORT (GARY) ANNEXED. (RIC) ☺
 - IMPROVED RECREATION FACILITIES.
 - Recreation/Community Centre
 - Great Science Centre incl. DRSA.
 - Arts + Science
 - Cooperative transportation
- Regional

OTHER.

- DIVERSE
- Welcoming, multicultural community
- Promote Nuclear history
- Promote culture (e.g., symphony)
- Integrate w/ other communities - not closed off
- "Celebrated heritage, but a progressive, cooperative future".
- Better, well-maintained signage for footpaths + trails
- More footpaths/bike paths linking residential areas (active transportation)
- Robust tree replacement program
- Retain trees during development
- Sensitive maintenance of heritage back lanes.

Lesley Barry in email of Sept. 14/15