



Gananoque Official Plan Project – Background Report

Planning Advisory Committee Meeting

Presented by: Jason Ferrigan and Tori Ruck

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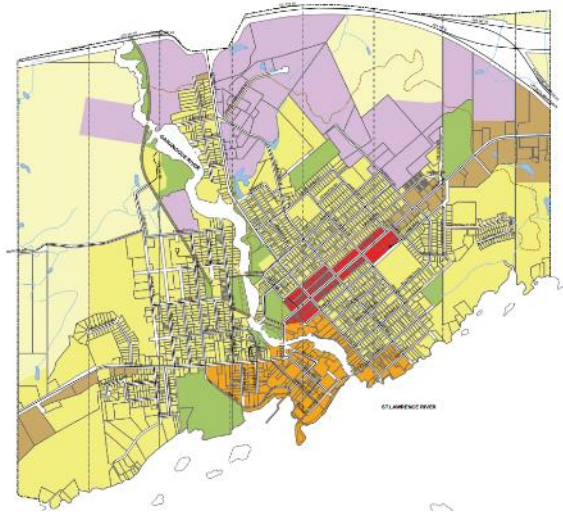
What is the schedule for the Official Plan Project?

Phases and Timelines

- Phase 1: Consultation, Visioning, Issue Identification
- Phase 2: Research
- Phase 3: Background Study and Discussion Papers
- Phase 4: Directions and Recommendation
- Phase 5: Draft Official Plan
- Phase 6: Recommended Official Plan
- Phase 7: MMAH Approval



Growth & Settlement



- Town population anticipated to increase by as many of 1,536 residents and require an additional 958 housing units
- Ensure enough land is available for housing, commercial and employment opportunities over next 25 years
- Redefine urban settlement area, establish minimum targets for intensification and redevelopment, and ensure consistency with updated growth and settlement policies

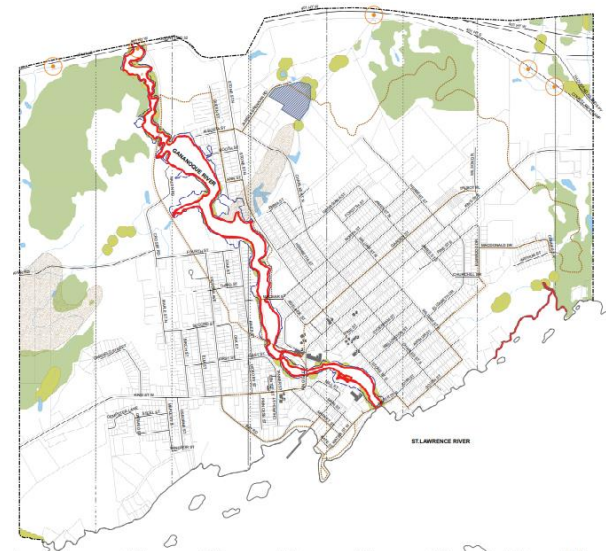
Climate Change

- Gananoque set to see increase in annual mean temperature and precipitation over next 40 years
 - Increased events of extreme heat, water supply shortages, and flooding are anticipated
- Support mitigation measures through mix of land uses and increased densities to support local work and alternative modes of travel
- Support the use of alternative energy capture, flood hazard mapping, low impact development and green infrastructure practices

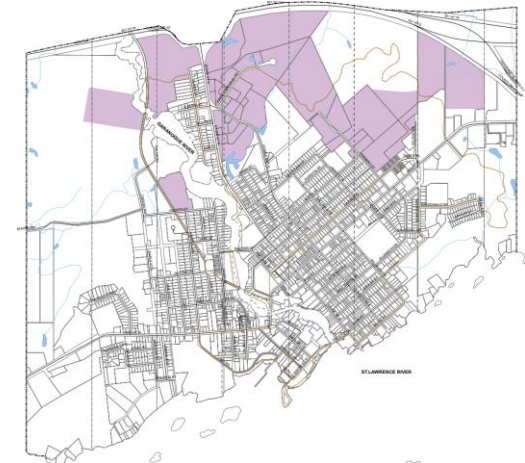


Natural Heritage & Water

- Town is within the Frontenac Arch Biosphere Reserve, Cataraqui Watershed, and home to the James W. King Intake Protection Zone
 - These waterways host important fish and fish spawning habitat
 - CRCA has recommended increased protection of source water
- Also, home to number of significant woodlands in rural areas and along shoreline
- Support development that does not interfere with natural heritage features and mitigate any potential adverse effects through updates to environmental policy



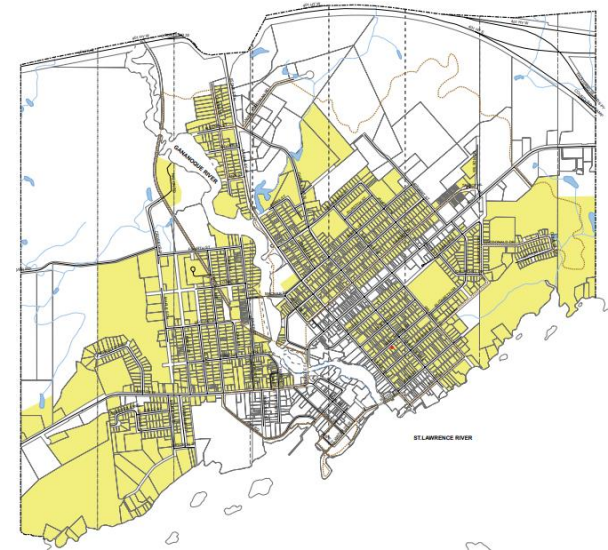
Economic Development



- Gananoque's economic base includes commercial, service industries, manufacturing activities and tourism
- Opportunities to expand into target sectors, including:
 - Entrepreneurs
 - Tourism Based Businesses
 - Knowledge/Creative Economy
 - Medical Sector
 - Niche Manufacturing/Supply Chain Opportunities
- Ensure adequate amount of employment lands to accommodate growth and allow for a variety of land designations to permit a range of economic opportunities

Housing

- Housing prices have increased \$320,000, on average, from 2016-2021
- Aging buildings and low-income levels, coupled with a lack of supportive and transitional housing pose a problem for affordable housing options
- Must ensure changing economic, community demographics, and provincial policy reflected in residential policy
 - Include minimum targets for provision of affordable housing
 - Allow additional residential and secondary units
 - Set stage for use of inclusionary zoning



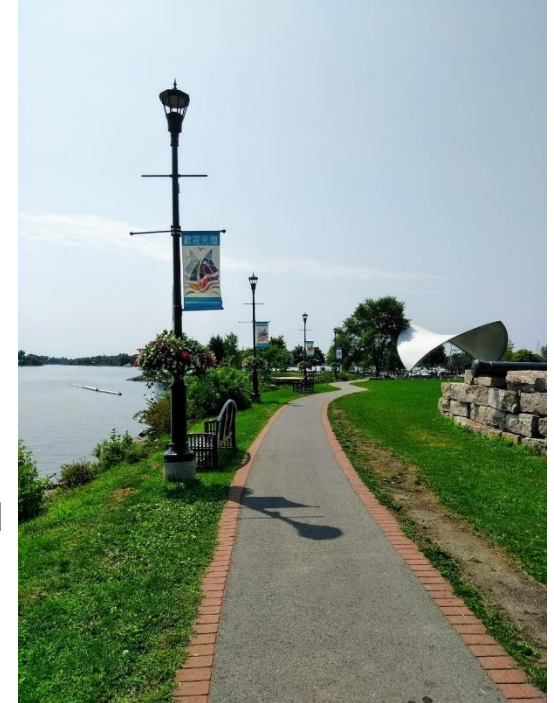
Mobility

- Communities that support a variety of transportation modes are healthier and more active
- Current transportation network includes Highway 401 Corridor, portions of the Thousand Island Parkway, arterial roads, collector roads, local roads, sidewalks, recreational pathways, and public parking
- Continue with emphasis on various modes of transportation and support provision of public transit services



Lowertown

Create a vibrant, year-round, mixed use Lowertown neighbourhood on an active waterfront where people live work and play



- Identified several issues, opportunities and constraints associated with Lowertown:
 - Redevelopment potential
 - Parking
 - Transportation linkages
 - Signage/information
 - All season use
 - Waterfront access
 - Environmental concerns
- Work to implement the Lowertown Study through new and updated policies in the Official Plan

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Questions?

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Thank you!

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