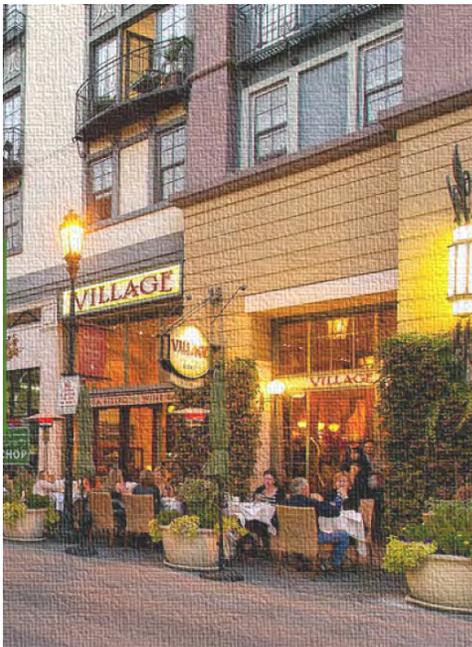
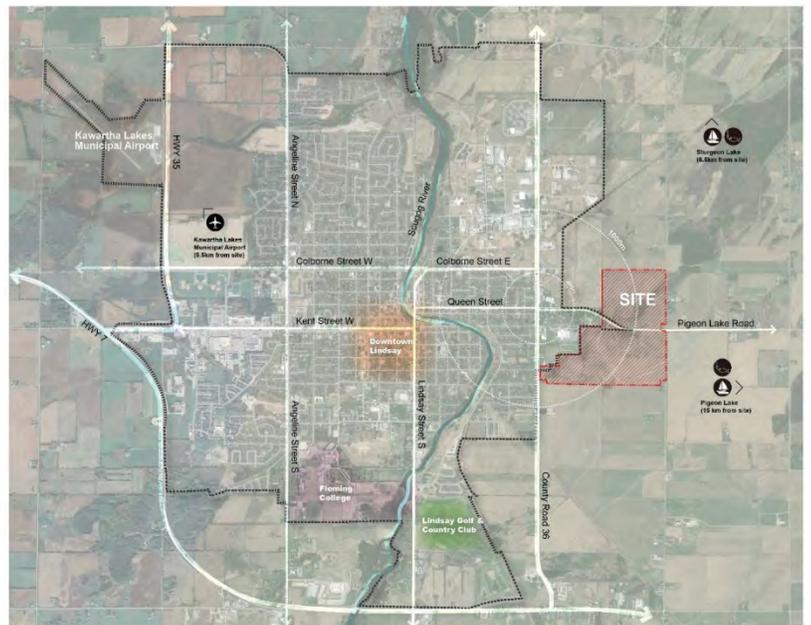

Realizing A Complete Neighbourhood in East Lindsay

**PT LT 21 CON 7 OPS AS IN R396056; 258 Highway 36; 417 Fieldside Road; and 210 Highway 36
City of Kawartha Lakes**



Prepared by:

Malone Given Parsons Ltd
140 Renfrew Drive
Suite 201
Markham ON L3R 6B3



Prepared for:

Flato Lindsay Community Inc
3621 Highway 7 East,
Suite 503
Markham ON L3R 0G6

Page intentionally left blank

Contents

| | |
|--------------------------------------------|----------|
| Executive Summary | 5 |
| 1.1 Subject Site and Surrounding Area..... | 6 |
| 1.2 Conceptual Development Plan | 8 |
| 1.3 Building a Complete Community | 10 |

List of Figures

| | |
|-------------------------------------------------------------------------------------|---|
| Figure 1: Context Map | 6 |
| Figure 2: Location of the Subject Lands relative to the Lindsay Secondary Plan..... | 7 |
| Figure 3 – Subject Lands - Transportation Context | 8 |
| Figure 4 Preliminary Concept Plan..... | 9 |

Executive Summary

The Subject Lands are located north and south of Pidgeon Lake Road immediately east of the Town of Lindsay, as shown in the figure below. The Subject Lands are comprised of 119.6 ha (295.5 acres) on 4 properties. The Subject Lands are currently used for agricultural and rural uses and contain significant environmental features.

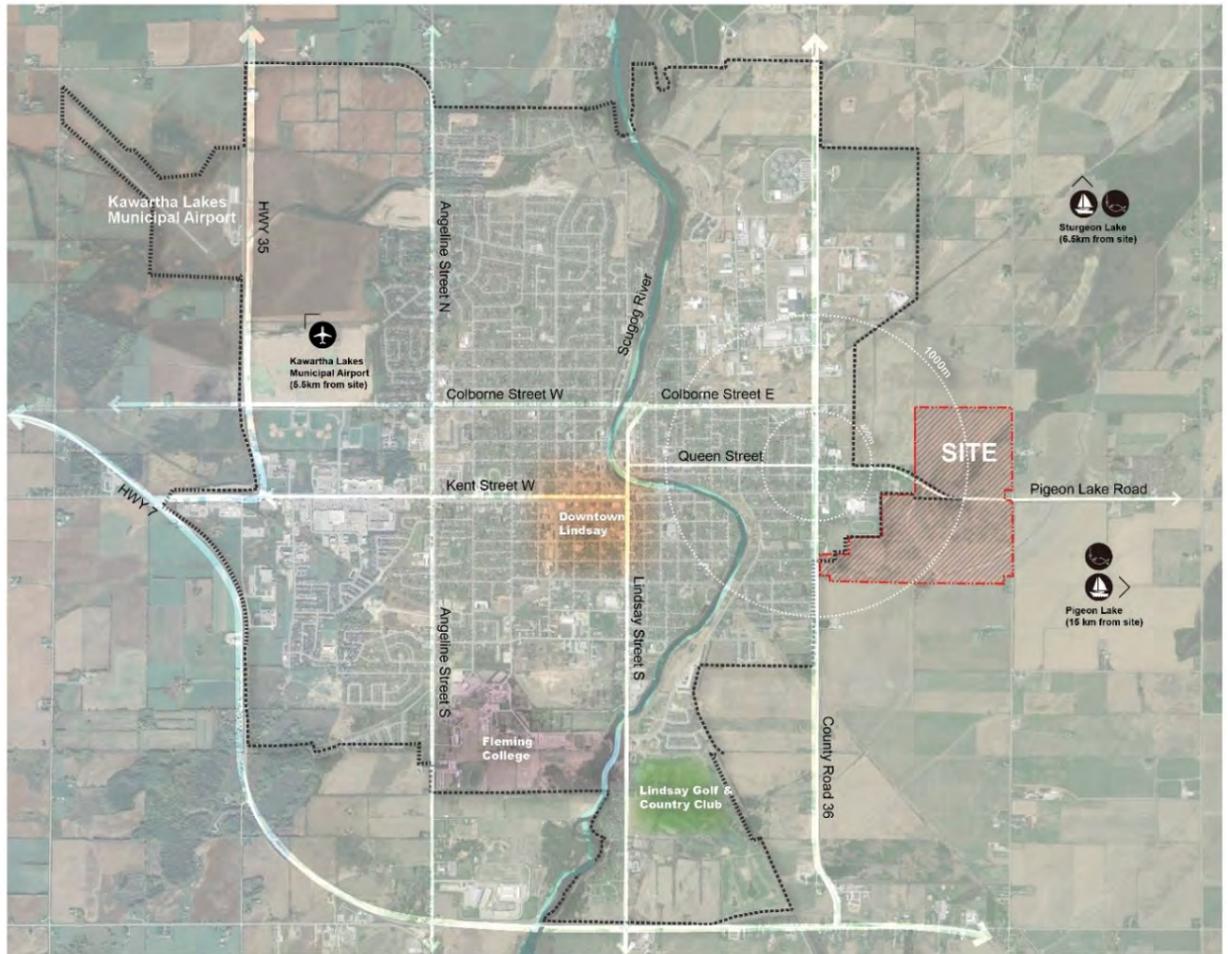
This area provides a strategic opportunity to realize the creation of a complete neighbourhood east of the current boundary of Lindsay. It is contemplated that the proposed development would provide a complete range and mix of housing, including the provision of affordable housing units through the provision of purpose built rental and seniors-oriented housing.

It is proposed that significant environmental features will be protect from development. Given the linear nature of these features, they can incorporate an active transportation 'green' spine through the community. Such a spine would enable residents to move through the neighbourhood without the use of automobiles to visit neighbourhoods, enjoy two new parks, and visit a new community use that is proposed to be located next to I E Weldon Public Highschool.

The heart of these new neighbourhoods is the community hub formed with the colocation of the community use with the high school, and the strategic location of new seniors' residences close to existing homes and community that has developed east of Highway 36 between Pigeon Lake and Weldon Roads.

The additional homes and community will contribute to the creation of a complete neighbourhood east of Highway 36, providing a much-needed greater range and mix of housing choices for the residents of Lindsay.

Figure 1: Context Map



1.1 Subject Site and Surrounding Area

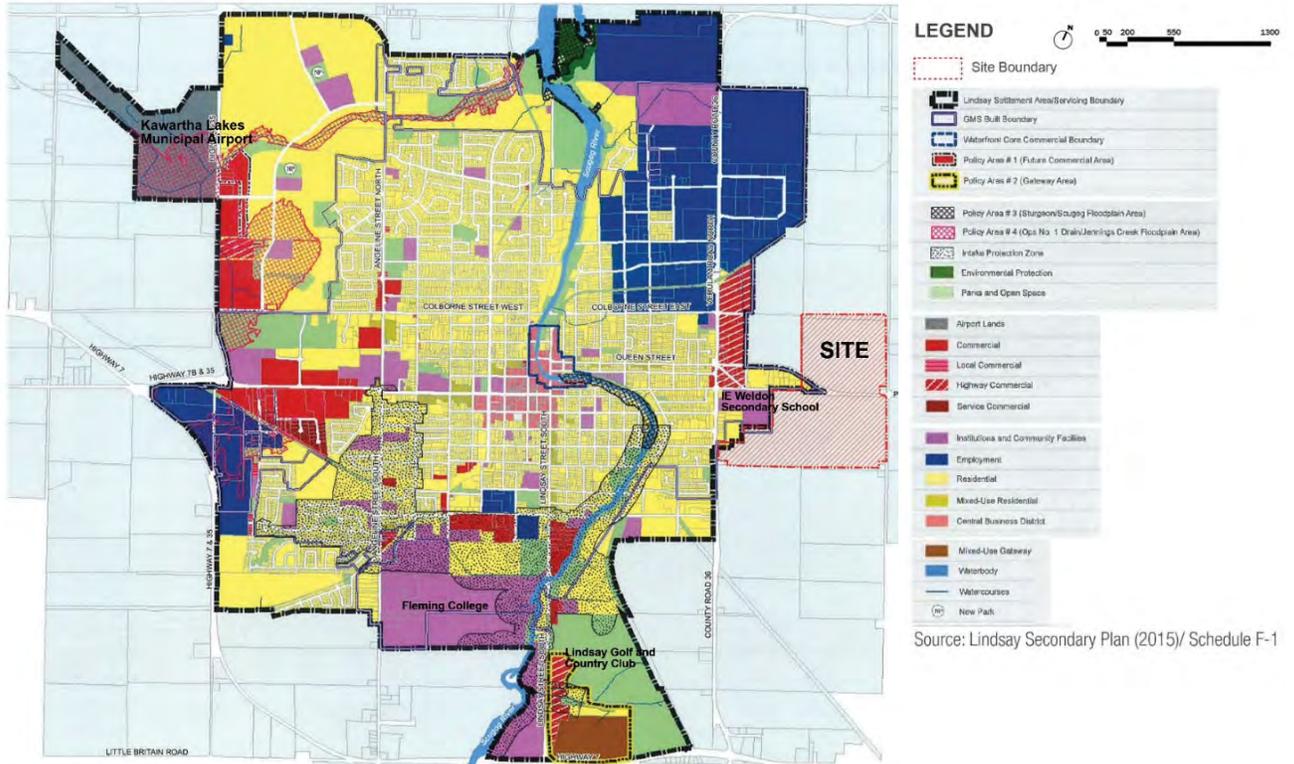
The Subject Lands are known as PT LT 21 CON 7 OPS AS IN R396056; 258 Highway 36; 417 Fieldside Road; and 210 Highway 36. They comprise 4 parcels of land, where portions of the properties have been identified to accommodate the creation of a new neighbourhood in Lindsay. As shown on Figure 2 below, the site is located adjacent to the existing IE Weldon Secondary School and existing residential and highway commercial uses east of Highway 36.

The Subject Lands are currently used for agricultural and rural uses. Wetland and watercourse features are present on portions of the properties.

A small residential cluster developed on private services lies east of Highway 36 between Pigeon Lake and Weldon Roads, which includes the IE Weldon Secondary School. North of this residential cluster, Highway Commercial uses and an employment area have been developed along Highway 36. This is physically separated from the remainder of Lindsay by Highway 36, with a notable lack of recreation opportunities and housing

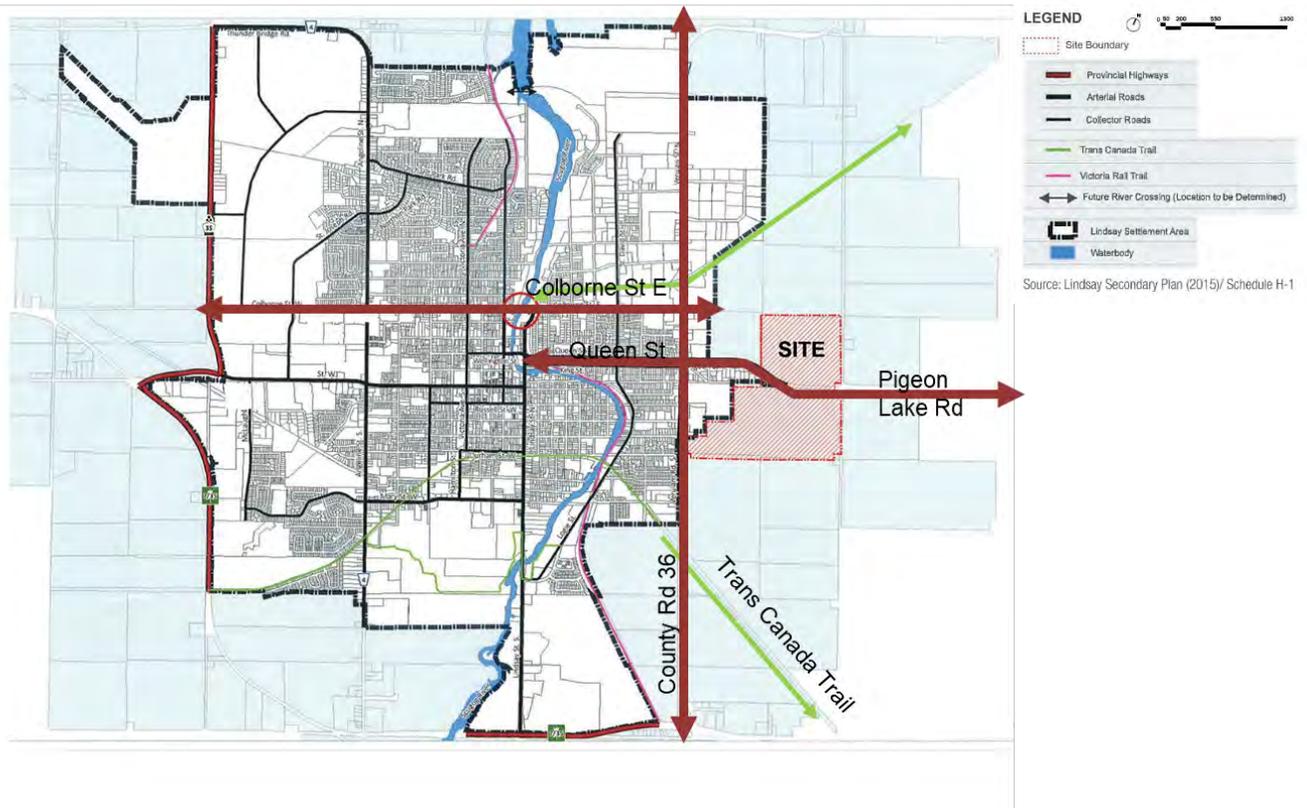
options available for residents.

Figure 2: Location of the Subject Lands relative to the Lindsay Secondary Plan



The Subject Lands benefit from access to Pigeon Lake and Weldon Roads and Highway 36. As shown in Figure 3 below, Queen and Colborne Streets provide for the primary road connections into downtown Lindsay. The properties can be developed making effective use of the existing transportation network.

Figure 3 – Subject Lands - Transportation Context



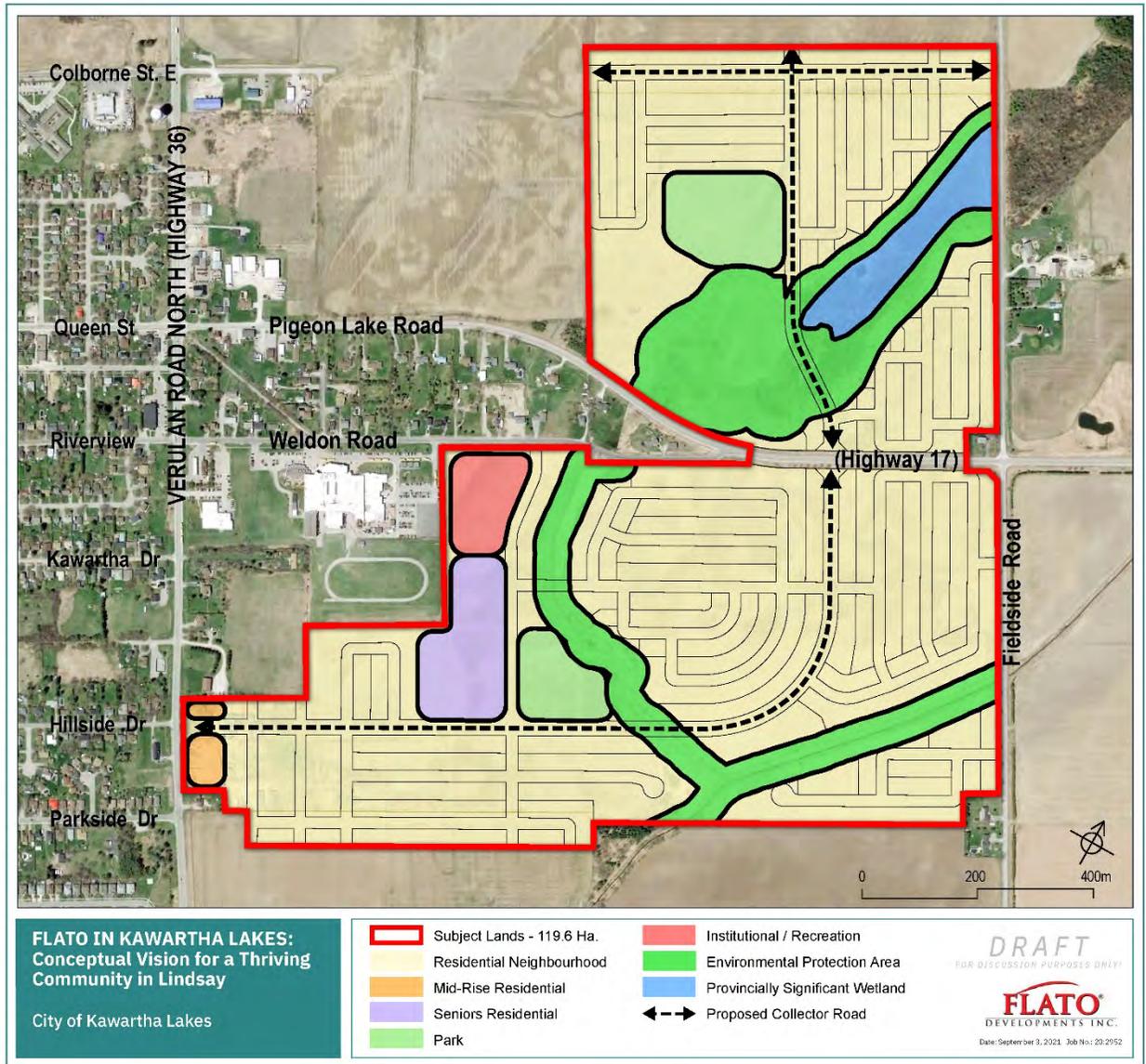
1.2 Conceptual Development Plan

A preliminary concept plan has been prepared by Malone Given Parsons Ltd. (Figure 3). The Subject Site is envisioned to develop in manner that enhances and completes a neighbourhood east of Highway 36. Key elements of the development plan include:

- 1) The addition of approximately 150 seniors-oriented residents and 100 rental apartment units to provide much needed affordable and age-appropriate housing in Lindsay;
- 2) The addition of approximately 1,200 new homes with a mix of housing types including single and semi-detached and various forms of townhomes.
- 3) The provision of new community-use lands next to the secondary school to support the creation of a community hub and gathering place of identity for both existing and new residents. The use of these lands will be determined through further consultation with the municipality and public;
- 4) The protection and restoration of significant environmental features that can form a green corridor connecting residents through a trail system spanning the north and south parts of the new neighbourhood.
- 5) The provision of two new parks to accommodate the recreational needs of residents connected along the natural heritage system.

The conceptual development plan shown in Figure 4 below illustrates how the Subject Lands can be developed to provide these key elements.

Figure 4 Preliminary Concept Plan



1.3 Building a Complete Community

The Provincial Policy Statement 2020 and Growth Plan both emphasize the need to manage and direct land uses to achieve efficient and resilient development and land use patterns. Healthy, liveable, safe and complete communities are built by promoting efficient development and land use patterns, accommodating an appropriate affordable and market-based range and mix of residential types (including single detached, multi-unit housing, affordable housing and housing for older persons). They should also accommodate institutional, recreation, parks, open space, and other uses to meet long-term needs and promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs.

The Subject Lands provide an appropriate range and mix of uses that will result in the creation of a complete neighbourhood east of Highway 36. The proposed development can do this in a manner that minimizes land consumption and servicing costs by proposing development in an area where roads and municipal servicing infrastructure can be logically extended. The proposed development pattern will also facilitate the continuation of development east of Highway 36 as contemplated in the attached Lindsay East Community Master Plan Vision – which established a strong and comprehensive community design master plan for this larger area.

It is expected that the lands east of Highway 36 will be contemplated for development through the Town's future growth management studies and municipal comprehensive review process.

Lindsay East Community Master Plan

March 19, 2021



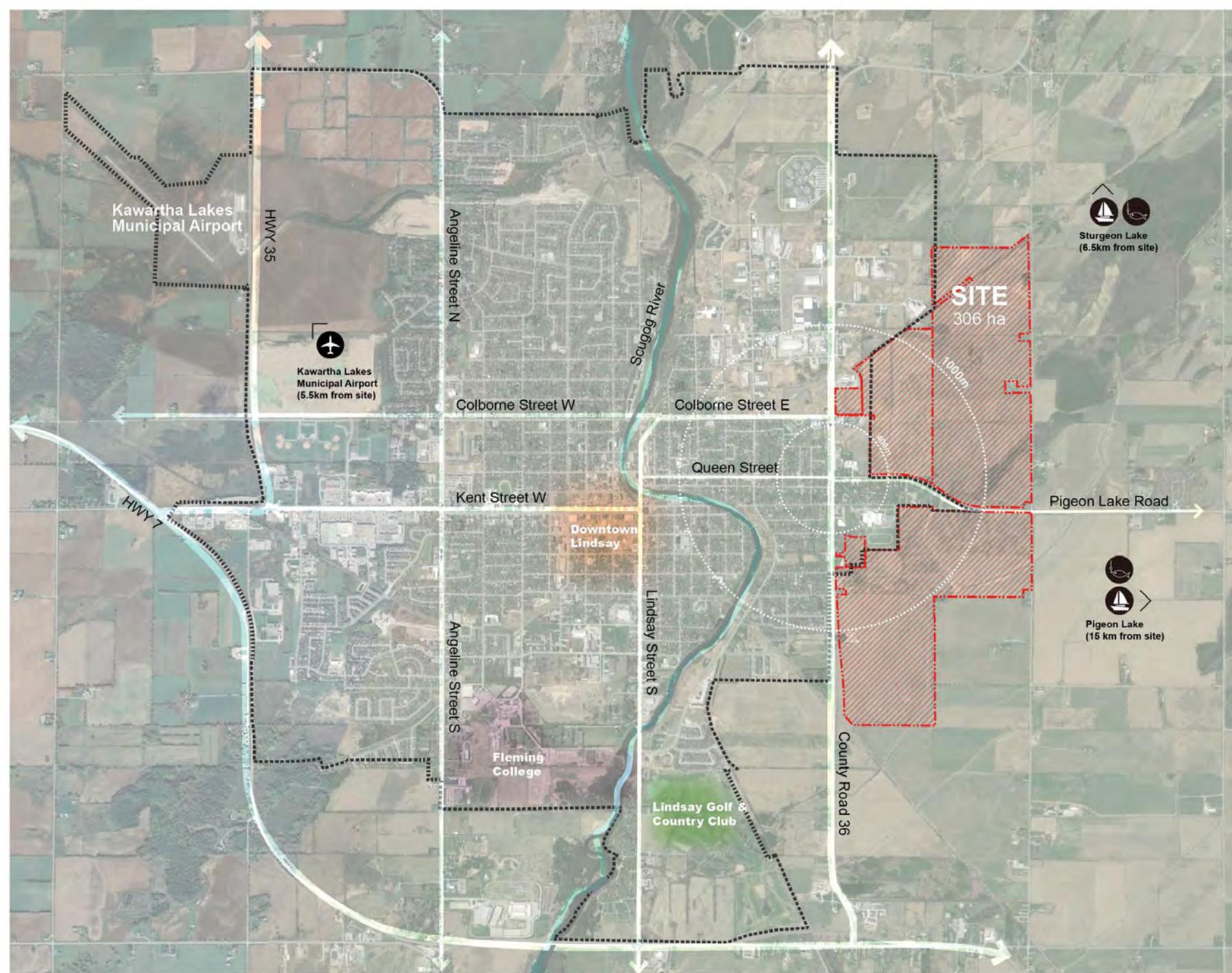
1

Context

SITE CONTEXT

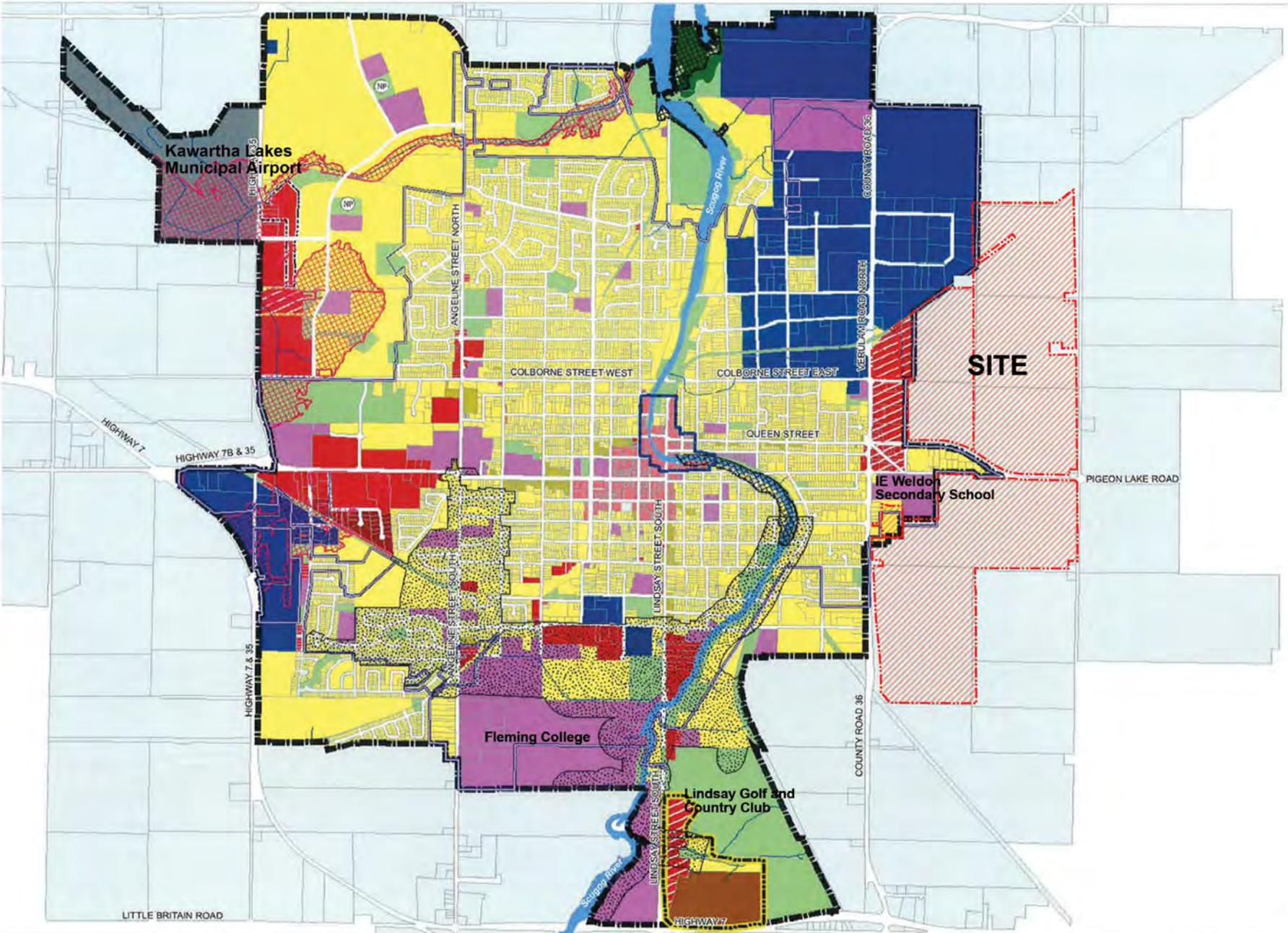
Site Area: 306ha

- Located at East side of established Lindsay Settlement Area
- With small portion within the settlement boundary, most of the land needs a phased development for individual OPA



LAND USE

- Adjacent to employment zone and highway commercial



LEGEND

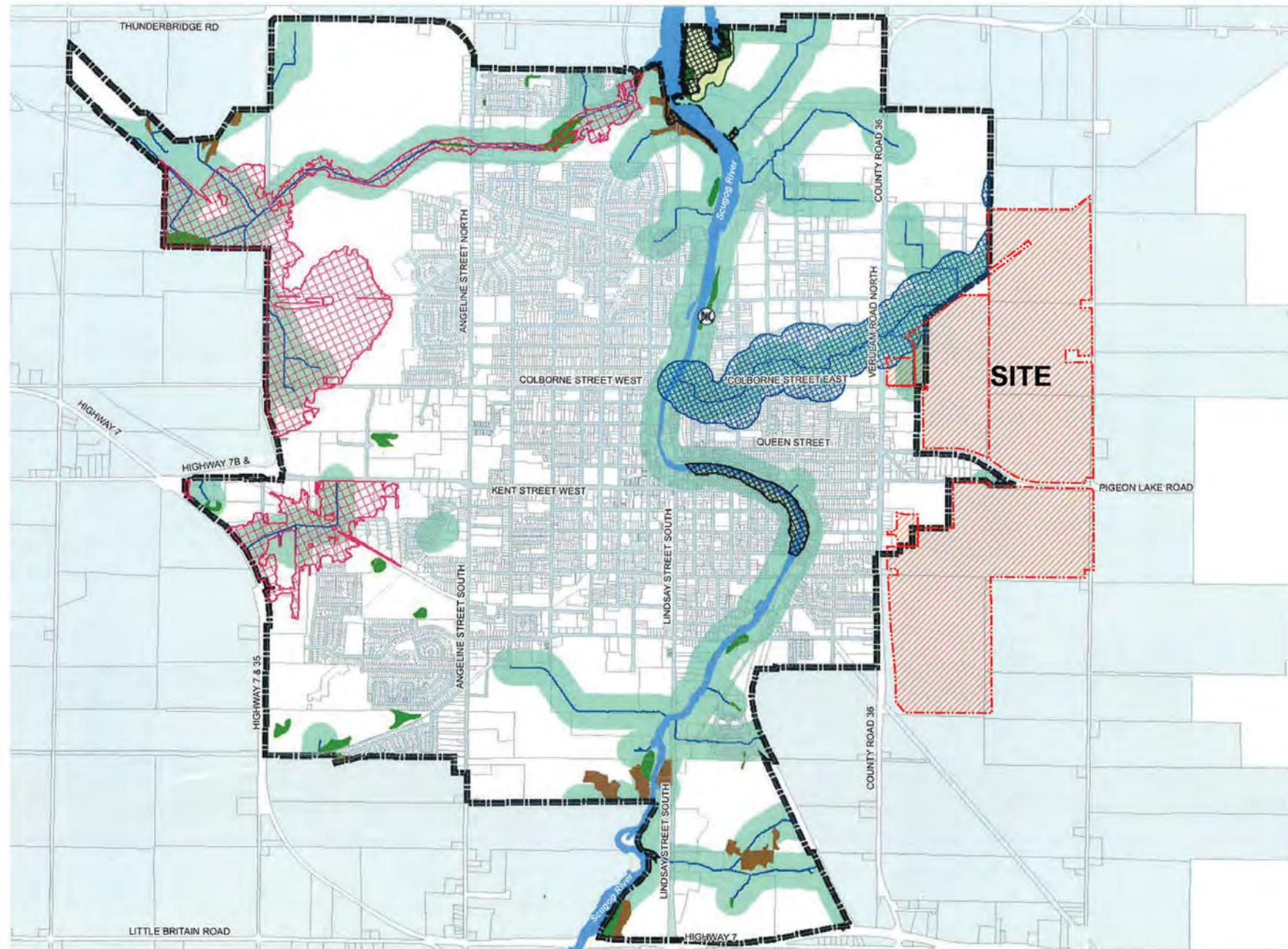


| | |
|--|------------------------------------------------------------------|
| | Site Boundary |
| | Lindsay Settlement Area/Service Boundary |
| | GMS Built Boundary |
| | Waterfront Core Commercial Boundary |
| | Policy Area # 1 (Future Commercial Area) |
| | Policy Area # 2 (Gateway Area) |
| | Policy Area # 3 (Sturgeon/Scugog Floodplain Area) |
| | Policy Area # 4 (Ops No. 1 Drain/Jennings Creek Floodplain Area) |
| | Intake Protection Zone |
| | Environmental Protection |
| | Parks and Open Space |
| | Airport Lands |
| | Commercial |
| | Local Commercial |
| | Highway Commercial |
| | Service Commercial |
| | Institutions and Community Facilities |
| | Employment |
| | Residential |
| | Mixed-Use Residential |
| | Central Business District |
| | Mixed-Use Gateway |
| | Waterbody |
| | Watercourses |
| | New Park |

Source: Lindsay Secondary Plan (2015)/ Schedule F-1

ENVIRONMENTAL CONSTRAINTS

The environmental constraints within the site to be investigated and defined



LEGEND



Site Boundary

Environmentally Sensitive Features

- Unevaluated Wetlands (MNR)
- Significant Woodlands (CKL Official Plan)

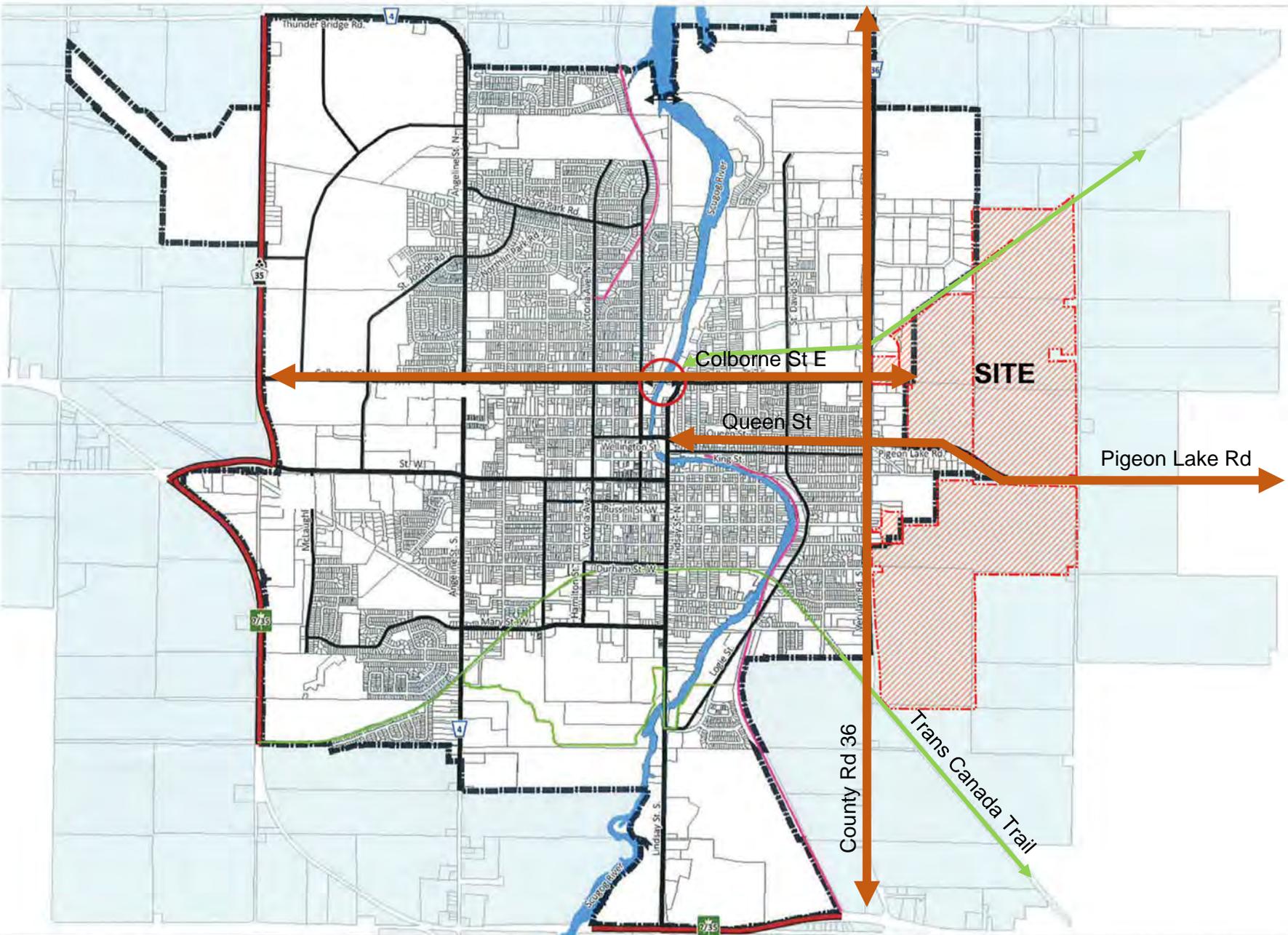
Environmental Constraint Areas

- Ops No. 1 Drain/Jennings Creek Floodplain Hazard (KC)
- Sturgeon Lake/Scugog River Floodplain Hazard (KC)
- Sinister Creek Floodplain Hazard (KC)
- EIS Study Area - 120 m buffer (KC)
- Provincially Significant Wetlands (MNR)
- Lindsay Settlement Area/Service Boundary
- Waterbody
- Watercourses
- X Municipal Landfill - Closed

Source: Lindsay Secondary Plan (2015)/ Schedule G-1

TRANSPORTATION & TRAILS

- County Road 36 provides direct access to the site, with Pigeon Lake Road penetrates through the site and divides the site into two parcels
- The site is approximate to Trans Canada Trail system, which offers a unique opportunity to link the site to regional recreational amenities



LEGEND

0 50 200 550 1300

- Site Boundary
- Provincial Highways
- Arterial Roads
- Collector Roads
- Trans Canada Trail
- Victoria Rail Trail
- Future River Crossing (Location to be Determined)
- Lindsay Settlement Area
- Waterbody

Source: Lindsay Secondary Plan (2015)/ Schedule H-1

2 Vision

VISION

PRINCIPLES

- A Strong Sense of Community
- A Low Impact Development Community
- An Age Friendly & Economical Community
- A Walkable Community
- A Community Connected to Nature



A STRONG SENSE OF COMMUNITY

Mix of Uses Provide opportunities for live, work, learn, shopping and recreation.

Offer right mix of residential, retail, offices, education, library, recreations, etc.,

Strong Connectivity with Established Neighbourhood

Enhanced street network connection for all transportation modes.

Year-round Activities For All Generations Fulfill social life with facilities such as community centre, playgrounds, parks, pedestrian and bike trails, community gardens, fishing, boating, snow mobile riding, hiking, etc.,

Attractive Public Realm Support and engage social interaction and community programs.



A LOW IMPACT DEVELOPMENT COMMUNITY

Sustainable & Active Transportation Choices Well connected to local transit, walkable street grid, reduced logistic needs.

Reduction of Carbon Footprint Through advanced building design and use of renewable energy sources and materials.

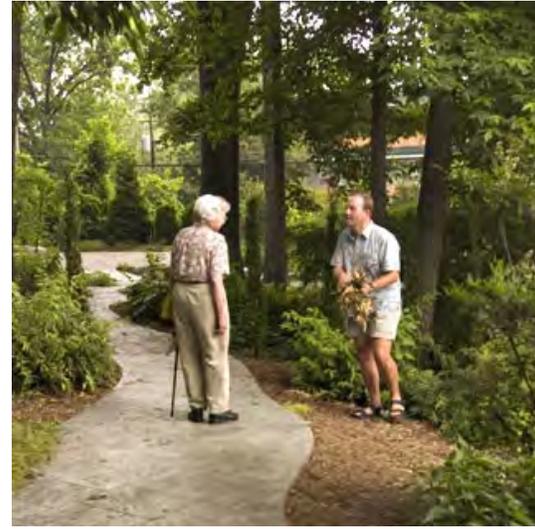
Climate Resiliency Implement green infrastructure such as green roof, tree planting, bio retentions, storm-water planters, rain garden, curb extensions, permeable paving, etc.,



AN AGE FRIENDLY & ECONOMICAL COMMUNITY

Age friendly outdoor spaces & buildings Provide accessible and well-maintained sidewalks, pathways; Building design to support accessibility.

Housing Affordability A healthy housing system with diversity of housing choices for all stages of life (reasonable home prices, rent, co-share, co-ownership, etc.)



A WALKABLE COMMUNITY

Sustainable & Active Transportation Choices

Provide enhanced pedestrian and cycling infrastructure, with improved access to transit.

Pedestrian Oriented Street Network Establish a series of community destinations to encourage and support pedestrian activities.

Inclusive & Friendly Environment Apply active design principles with crime prevention through environmental design and eco-friendly design.



A COMMUNITY CONNECTED TO NATURE

Well Connected With Nature

Protect and imply appropriate use of the natural hazard land and properly integrate with the rest of the community; Provide connection to forest, lakes and regional trail system.

Green Space Well designed public parks and open space that bring people together.

Active & Passive Recreation

Healthy outdoor activities for all seasons.

Community Agriculture

Offer community members opportunities for both personal use and commercial growing.



3

**Planning
Goals**

BIG MOVES

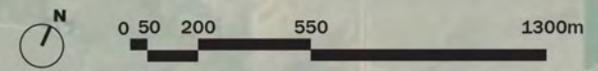
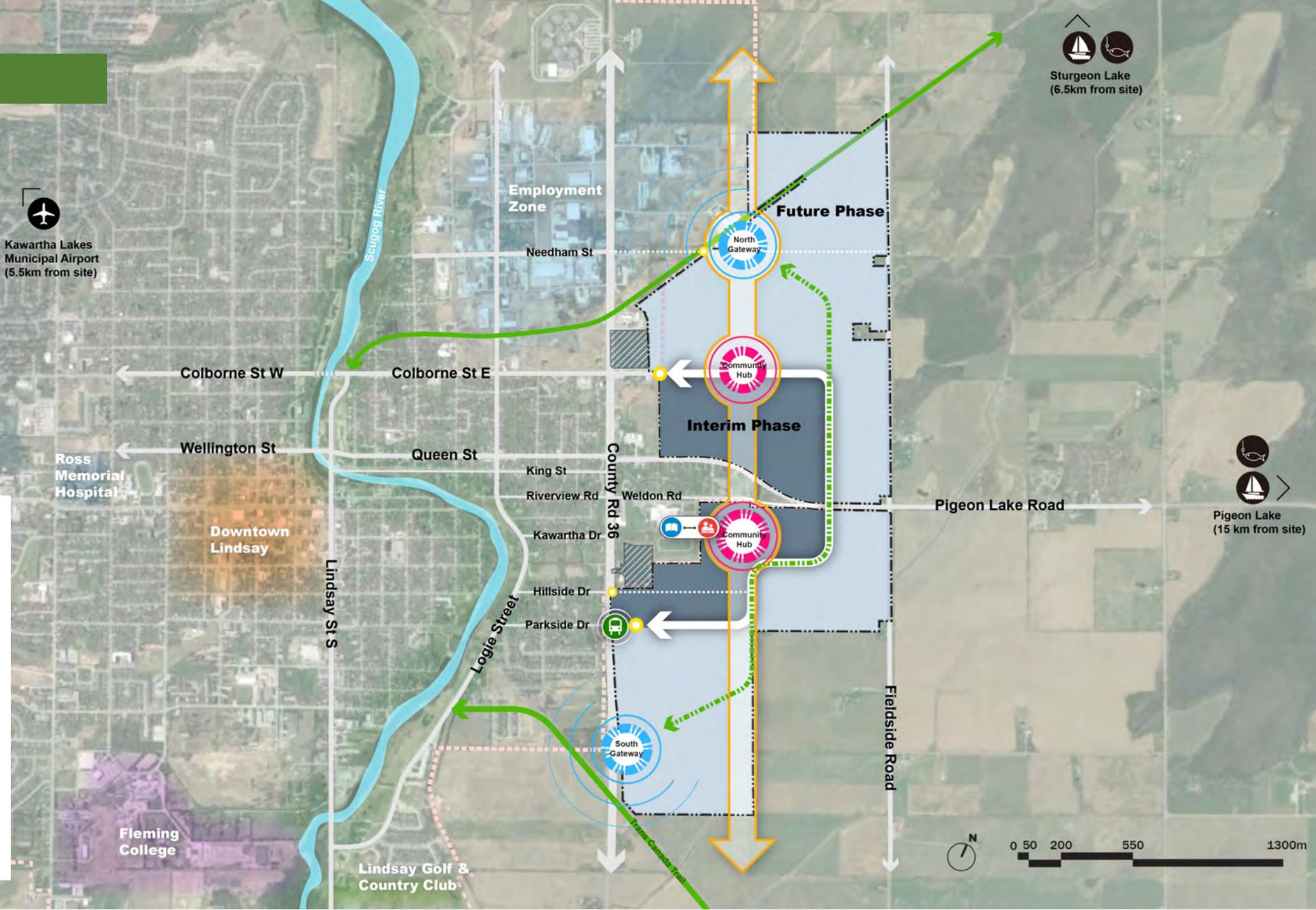
Kawartha Lakes Municipal Airport
(5.5km from site)

Sturgeon Lake
(6.5km from site)

Pigeon Lake
(15 km from site)

LEGEND

-  Flato Site
-  Lindsay Settlement Boundary
-  Phase 1 Development
-  Interim Phase
-  Future Phase
-  Proposed GO Bus Station
-  Community Hub
-  Gateway
-  Active Use Corridor
-  Pedestrian/Cycling Path
-  Regional Trail System



Lindsay East Community Master Plan

March 19, 2021

