



# Orbit Potential and Innovation Plan (OPIP) Community Meeting #1





## OPIP Community Meeting #1

June 28, 2022  
Innisfil ideaLAB & Library  
967 Innisfil Beach Rd, Innisfil

### Recorded Attendance

43 guests

### Event Agenda

This meeting was structured as a presentation and hands-on working session with two question and answer (Q&A) periods, the meeting agenda consisted of:

#### Project Introduction:

*Project Vision*  
*Engagement to date*  
*Policy Planning*  
*Site Parameters*  
*Master Servicing Plan/ Secondary Plan*  
*Existing conditions*  
*Key concepts and design development*

Q&A

Break-out mapping sessions

Q&A



## Feedback Methods

To solicit meaningful feedback during the meeting the project team offered various opportunities to voice opinions and pose questions including:

- Two question periods for participants to ask questions to the project team
  - One survey prompting individuals to provide feedback about the meeting and about certain aspects of the future Orbit that matter to them (See Appendix X)
  - One breakout session led by a project team member to prompt and answer questions
- One sticky-note exercise







## Meeting Summary

This summarizes the general topics of discussion from the evening, feedback from the event, and topics for future discussion. All feedback from this meeting is being used to inform the OPIP.

## Comments

- Various suggestions regarding how to mix urban planning with a small-town feel; ideal to use a 15-minute neighborhood layout
- Need for more clarity regarding building density and project phasing
- Need to integrate natural heritage protection with responsible planning
- Desire to see how Indigenous communities are being engaged throughout this process
- Interest in understanding how affordable housing will be included
- How the Town will ensure that Orbit will not lead the way for urban sprawl in Innisfil

## Areas of Concern

- Building heights and density requirements of developers
- Affordable housing
- Planning sustainability for the future
- Environmental protection of Lake Simcoe
- Development charges and property taxes
- Agricultural protection
- 6<sup>th</sup> Line as access point to Orbit: dual role as traffic arterial and Orbit spine
- Parking





#### Future engagement topics

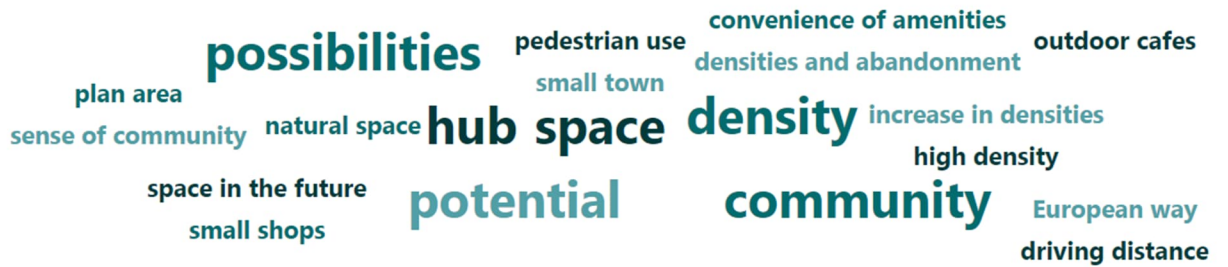
- Environmental sustainability, energy use, lake and agriculture land preservation
- Indigenous community involvement
- Public transit, traffic, and community safety planning
- Project progression and timeline estimates
- Impacts to taxpayers
- Energy planning for Orbit
- Placemaking and diversity planning
- Innisfil demographics as major economic development and sustainability drivers



## Survey Summary

This summary provides an overview of the survey responses for Questions 4, 8 and 11. The survey was completed by 18 attendees.

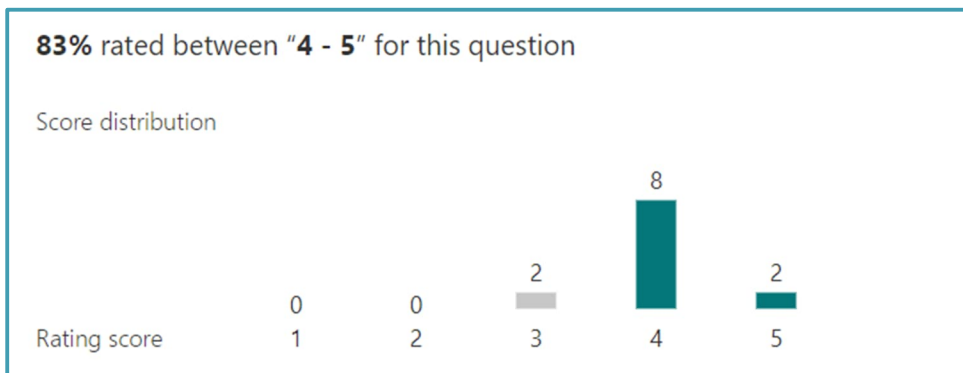
Question 4: What people were most excited about for the Orbit vision:



Question 8: How people would like to be engaged:



Question 11: Did you enjoy today's session?





Appendix A  
Feedback Survey Form





## ORBIT POTENTIAL AND INNOVATION PLAN

### Community Meeting Feedback Survey: June 28th

Thank you for participating in today's community meeting with the Town of Innisfil! We look forward to hearing more of your input as we design Orbit and continue to develop the Orbit Potential and Innovation Plan (OPIP).

As discussed in today's session, the OPIP is our combined Master Servicing Plan and Secondary Planning approach that will aim to guide the implementation of Innisfil's vision for Orbit: a community that will help us grow while preserving our agricultural and natural landscapes.

We have included a few questions below that will help us learn more about what Innisfil residents would like to see in their growing community. What kind of development would you like to see? What types of streets do you want to walk along? What public spaces, buildings, and activities would you like to see? How do you want to meet and encounter your neighbours? What is your ideal way of accessing Orbit if you reside in other parts of Innisfil? These are just some of the many questions we want you to think about so that we can plan for your future community.

1. As a resident of Innisfil, what would attract you to visiting and/or using the amenities of Orbit?

- Shopping and retail
- Economic opportunity and local jobs
- Facilities and features for arts and culture
- Recreation activities (e.g. hiking, sports facilities)
- Entertainment activities (e.g. cinemas, theatres)
- Ability to gather and interact with community members
- Other (please specify) \_\_\_\_\_

2. What are your main interests or concerns as a resident of Innisfil?

- Communication on how Orbit is progressing
- Minimizing Orbit's impact to the environment
- Land use within Orbit
- Timelines to opening
- Construction disruptions
- Other (please specify) \_\_\_\_\_



3. What legacy would you like Orbit to achieve for future generations of Innisfil residents?

4. As a resident of Innisfil, what excites you most about the Orbit Vision?

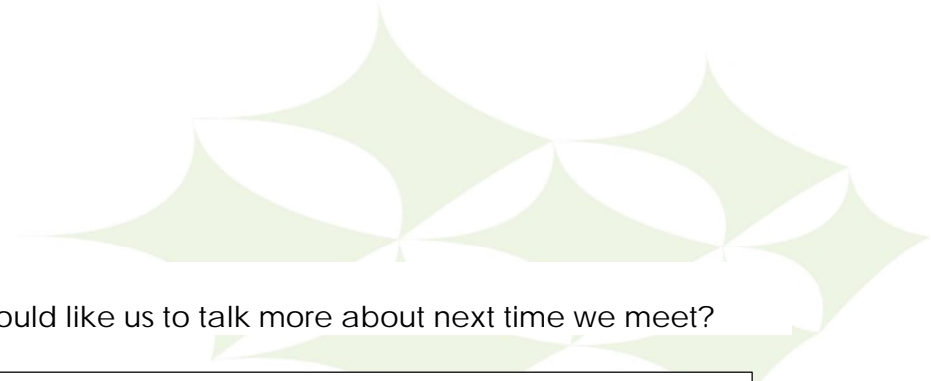
5. Do you have any feedback for the Project Team regarding the Orbit design concepts or elements that were presented today?

6. Do you have any feedback or questions for the Project Team regarding the Master Servicing Plan that is currently underway?

7. Do you expect that you will use the Orbit GO Station once it is built?

- Yes
- No
- Maybe

8. How would you prefer to be heard during the OPIP process, e.g., one-on-one meetings, information sessions, focus groups, newsletters, etc.?



9. Is there anything you would like us to talk more about next time we meet?

10. Do you have any suggestions or comments as to how we can improve future meetings or sessions Innisfil community members?

11. Did you enjoy today's session? (Please rate using the stars)



12. Do you have any additional comments or questions for the Project Team?

If you have included specific questions you would like us to respond to, please leave your contact information below.

Name:	
Organization:	
Email:	
Phone:	





Appendix B  
Visioning Exercise Maps



**Notes :**

1) How many districts should the Orbit have and where would they be? What would characterize them? Think about 'placemaking functions' (cultural, civic, employment, leisure, etc.)

2) Where should building height be focused and how would areas for high rise development be defined?

3) Where should the main employment spaces be located, and which typology would they be? (offices, workshops, light industry, etc.)

transportation to and from orbit - suburbs & rural communities  
 variety of districts / variety

Net zero GHG's

developmental limitation

Orbit - 8th Line Beach - overcrowded.

NO TORONTO

The Orbit doesn't know what it wants to be.

Small boutique shops  
 clothing hops  
 schools

Innisfil affordability & water access

Lake protection

outdoor activities & activation

Town - Weeding gardening

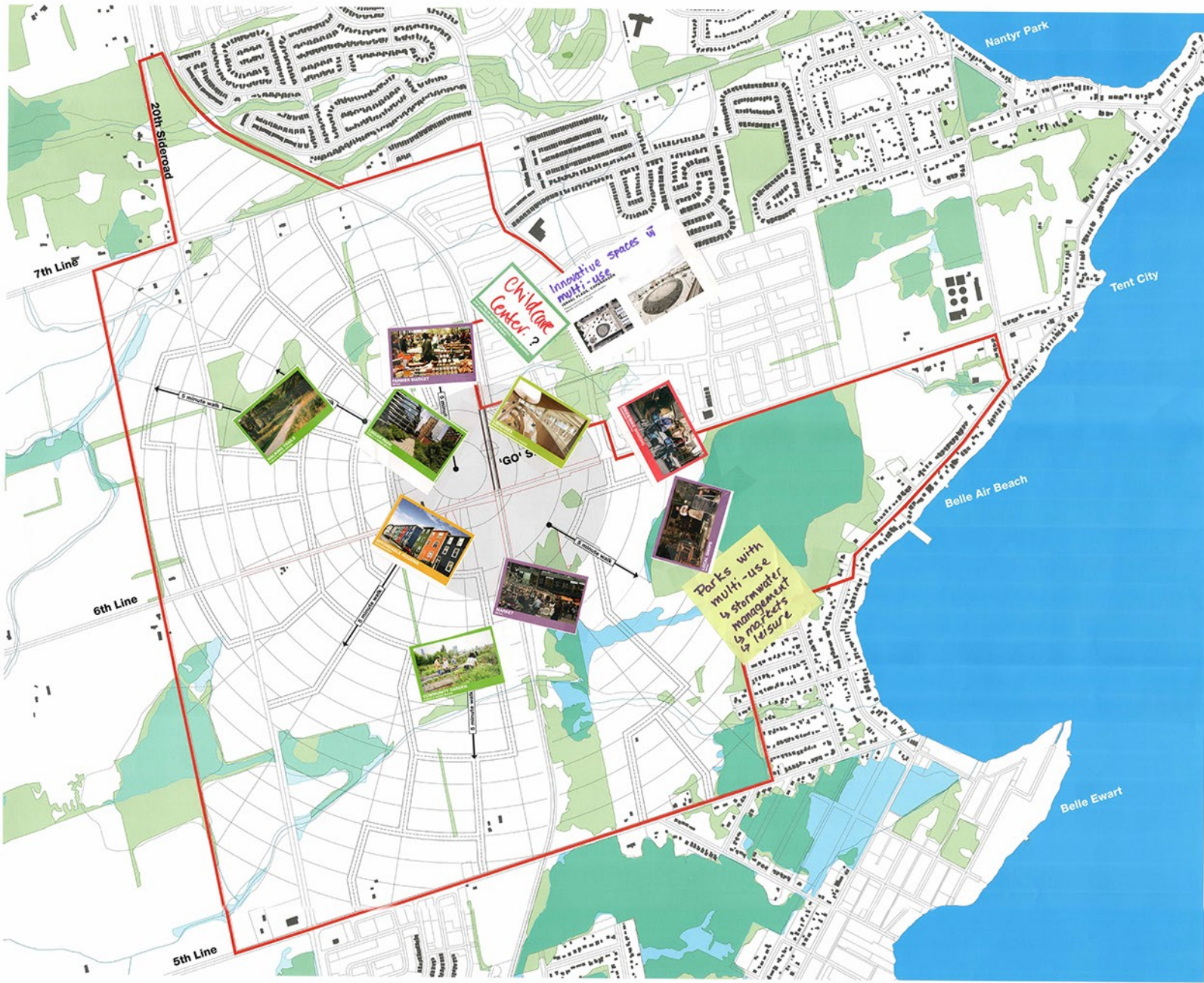
mixture of housing types

Aesthetics - Policy? Plan?

geothermal?

- mix buildings / building type
- Europe inspired
- sense of community
- tiny homes
- townhomes / low rise of grass
- what is more expensive to build - Condo vs. Townhome? freehold.
- Creative license
- green spine
- walking trails
- lake access - marina?

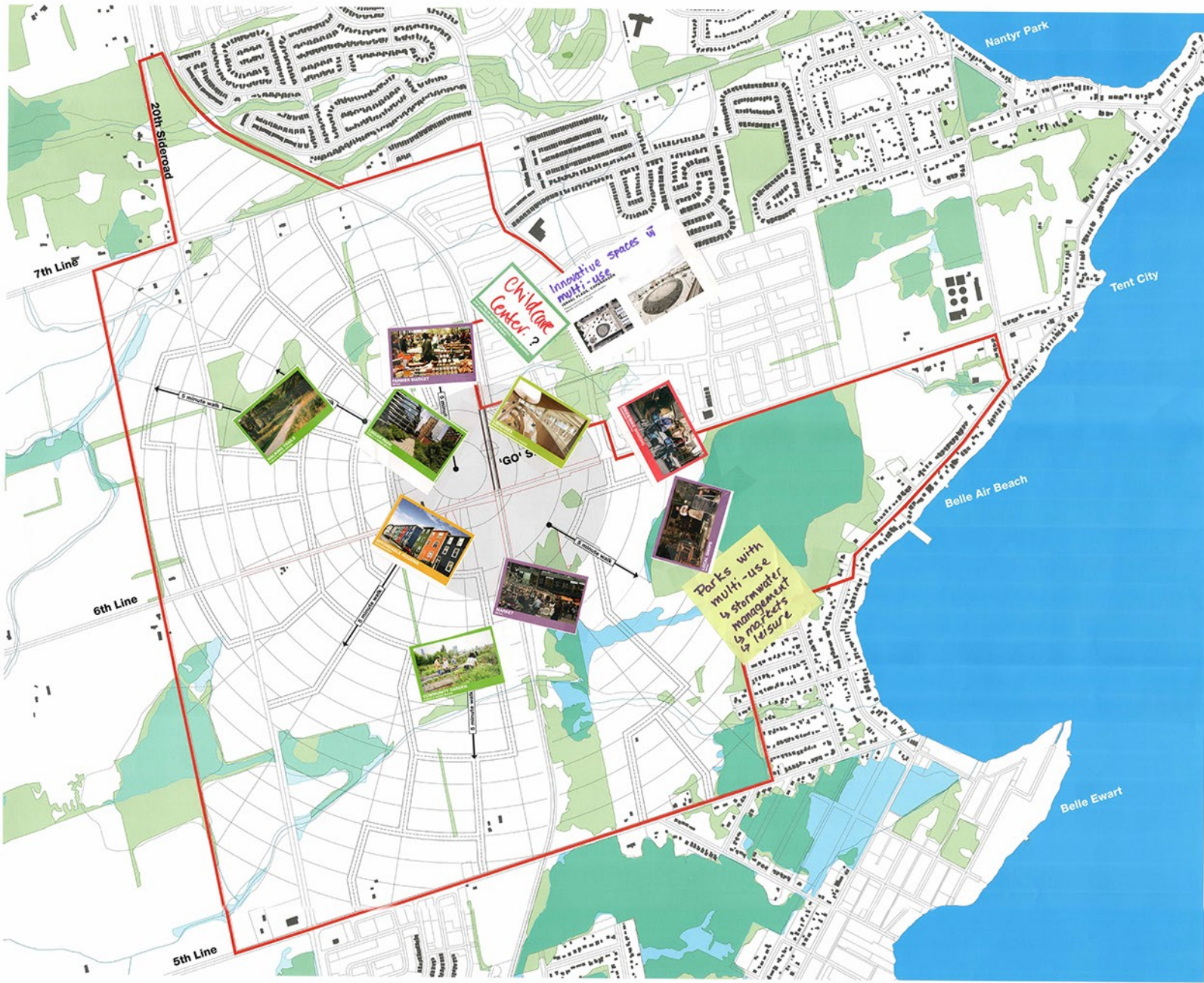




**Notes :**

- 1) How many districts should the Orbit have and where would they be? What would characterize them? Think about 'placemaking functions' (cultural, civic, employment, leisure, etc.)
- 2) Where should building height be focused and how would you prioritize areas for high rise development?
- 3) Where should public open spaces be located and what would their functionality be?
- 4) Where should public transport and active travel routes be located?
- 5) Where should the main employment spaces be located, and which typology would they be? (offices, workshops, light industry, etc.)





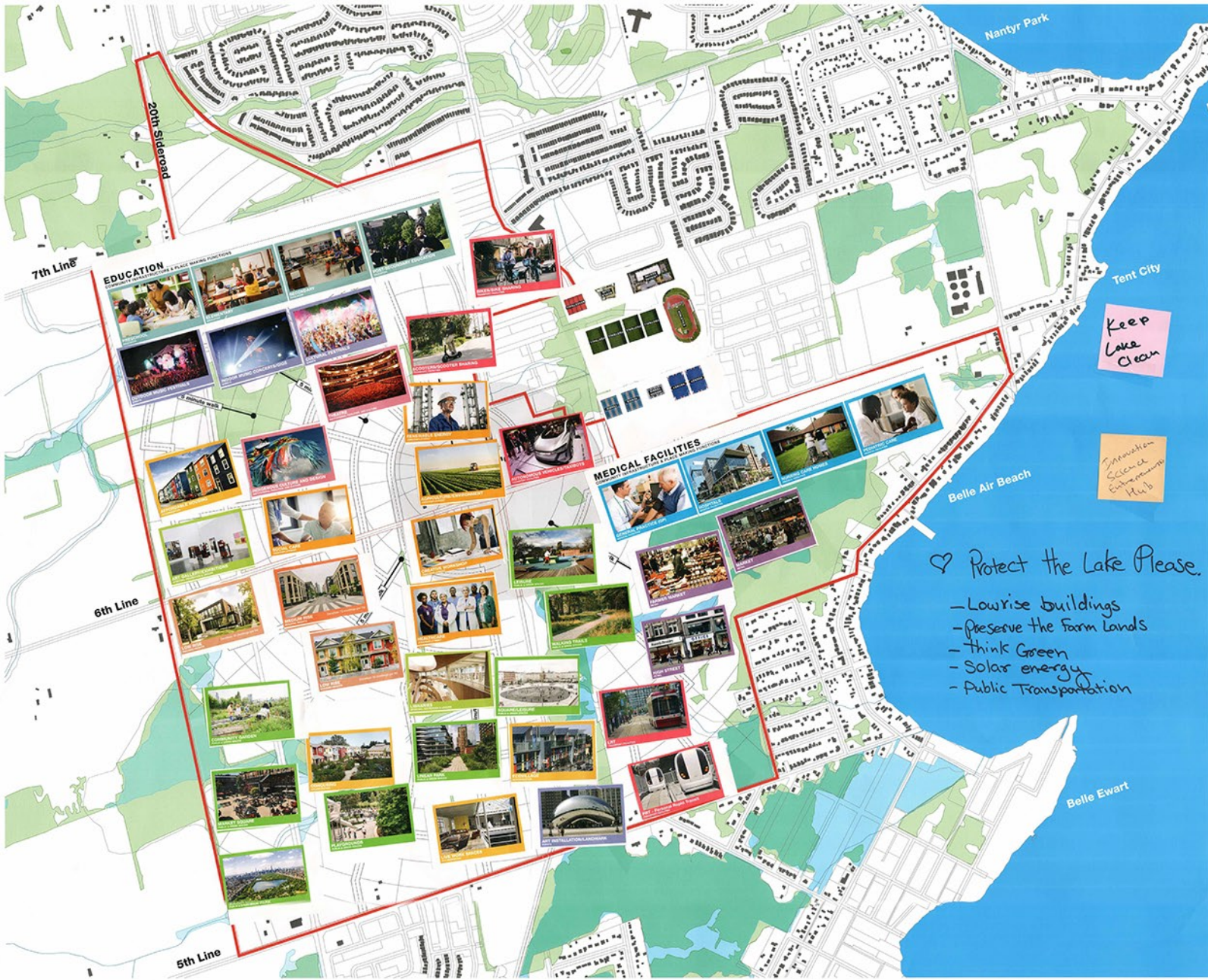
- Notes :**
- 1) How many districts should the Orbit have and where would they be? What would characterize them? Think about 'placemaking functions' (cultural, civic, employment, leisure, etc.)
  - 2) Where should building height be focused and how would you prioritize areas for high rise development?
  - 3) Where should public open spaces be located and what would their functionality be?
  - 4) Where should public transport and active travel routes be located?
  - 5) Where should the main employment spaces be located, and which typology would they be? (offices, workshops, light industry, etc.)











- Notes :**
- 1) How many districts should the Orbit have and where would they be? What would characterize them? Think about 'placemaking functions' (cultural, civic, employment, leisure, etc.)
  - 2) Where should building height be focused and how would you prioritize areas for high rise development?
  - 3) Where should public open spaces be located and what would their functionality be?
  - 4) Where should public transport and active travel routes be located?
  - 5) Where should the main employment spaces be located, and which typology would they be? (offices, workshops, light industry, etc.)

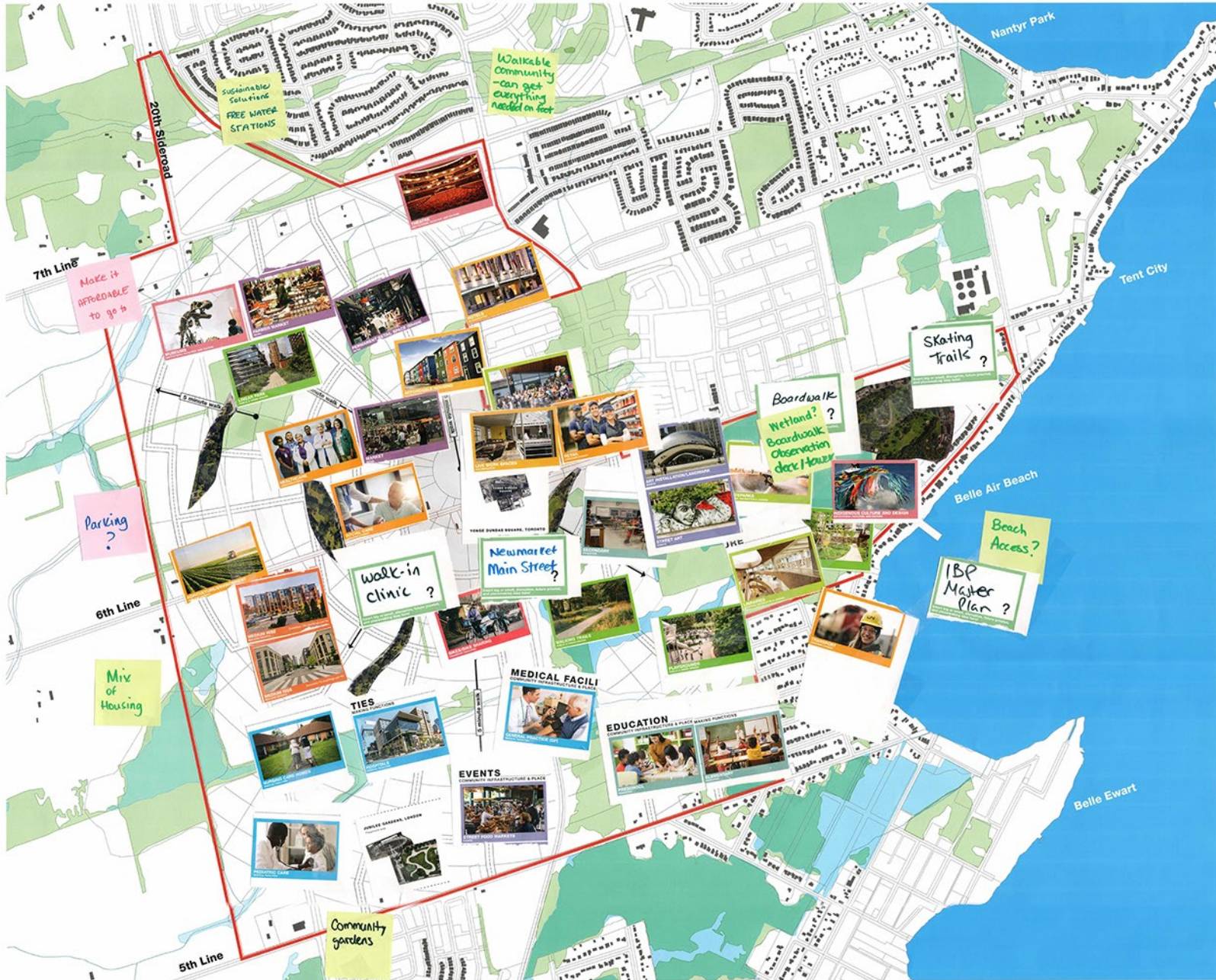
Keep Lake Clean

Innovation  
 Science  
 Entrepreneur  
 Hub

♡ Protect the Lake Please

- Lowrise buildings
- preserve the farm lands
- think Green
- Solar energy
- Public Transportation

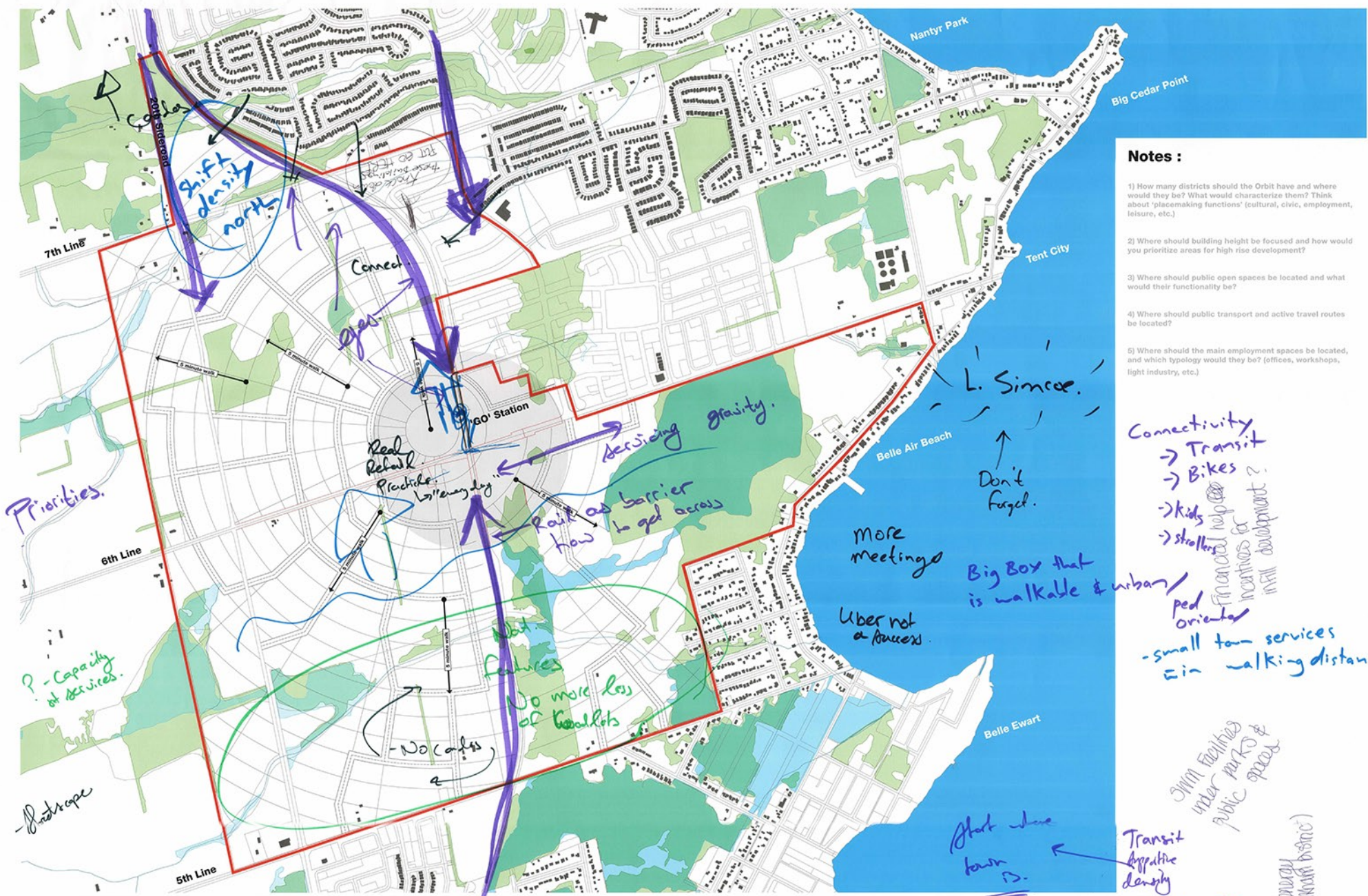




More professional  
 employment opps  
 No High Rises

Add  
 topography  
 for future  
 activities





- Notes :**
- 1) How many districts should the Orbit have and where would they be? What would characterize them? Think about 'placemaking functions' (cultural, civic, employment, leisure, etc.)
  - 2) Where should building height be focused and how would you prioritize areas for high rise development?
  - 3) Where should public open spaces be located and what would their functionality be?
  - 4) Where should public transport and active travel routes be located?
  - 5) Where should the main employment spaces be located, and which typology would they be? (offices, workshops, light industry, etc.)

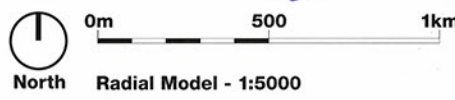
Priorities.

? - Capacity of services.

Shoreline

- Timing.  
 Alcona Needs help  
 ↳ Densities in Alcona Community.

- Does ORBIT shift density from Innisfil Beach Rd. in Alcona Community.



L. Simcoe.  
 ↑  
 Don't forget.

Connectivity  
 → Transit  
 → Bikes  
 → Kids  
 → Strollers  
 → Financial help for incentives for in-fill development?

Big Box that is walkable & urban/ped oriented  
 - small town services  
 = in walking distance

Start where town is.

Transit Appropriate density

Innisfil res committee

Green energy (ie. Microgrid district)

Open facilities under parks & public spaces



Appendix C  
Meeting Slides



# Orbit Potential and Innovation Plan (OPIP)

Community Meeting | 06.28.2022



## Land acknowledgment

We acknowledge that Innisfil is situated on the Traditional Territories of the First Peoples of Turtle Island. It is shared between the Anishinaabe peoples of Beausoleil First Nation, Chippewas of Rama First Nation, and Chippewas of Georgina Island First Nation. Innisfil is still the home to many Indigenous people and we are grateful to have the opportunity to work and meet on this land.

# Agenda

- 7:00 – 7:30pm: Welcome and presentation
- 7:30 – 8:15pm: Break-out mapping sessions
- 8:15 – 8:35pm: Break-out presentations
- 8:35 – 9:00pm: Q & A and discussion





# Introduction

# What is the Orbit?

The Orbit is the Town of Innisfil's vision for a complete, cutting-edge community where our small town and rural lifestyles are enhanced by the benefits and attributes of urban living.

What if we could build a place where technology makes life easier? Imagine a community focused on environmental sustainability, the arts, transit, innovative streets and infrastructure, social interaction, health and wellness, a modern economy, urban agriculture, advanced manufacturing, all combined with a vibrant start up energy and culture. The Orbit is the future of placemaking and city building, today.

# Orbit Goals

The Council has resoundingly and unanimously endorsed the Orbit Vision. The Orbit Vision doesn't necessarily strive to re-create city building, but rather blend the best of proven and 'next' practice ideas into the context of the Town and how it wants to grow by achieving the following five goals as stated in the RFP document:



**Achieving a sense of place**



**15 Minute Neighbourhoods**



**Higher quality density**



**An 'Insightful' City**



**Sustainable community**



# Orbit Vision

## Urban structure and form

- 1 Radial movement centred on the transport hub
- 2 Concentric circulation patterns
- 3 Linear park along railway
- 4 High density surrounding station and decreasing towards edges

## Design considerations

- 5 One single focal point (the station and relative public space)
- 6 Enhance/strengthen access to public space from outer areas
- 7 Avoid repetition in urban pattern and street frontages
- 8 Provide more variety in road hierarchy and typology and enhance pedestrian and cycle movements

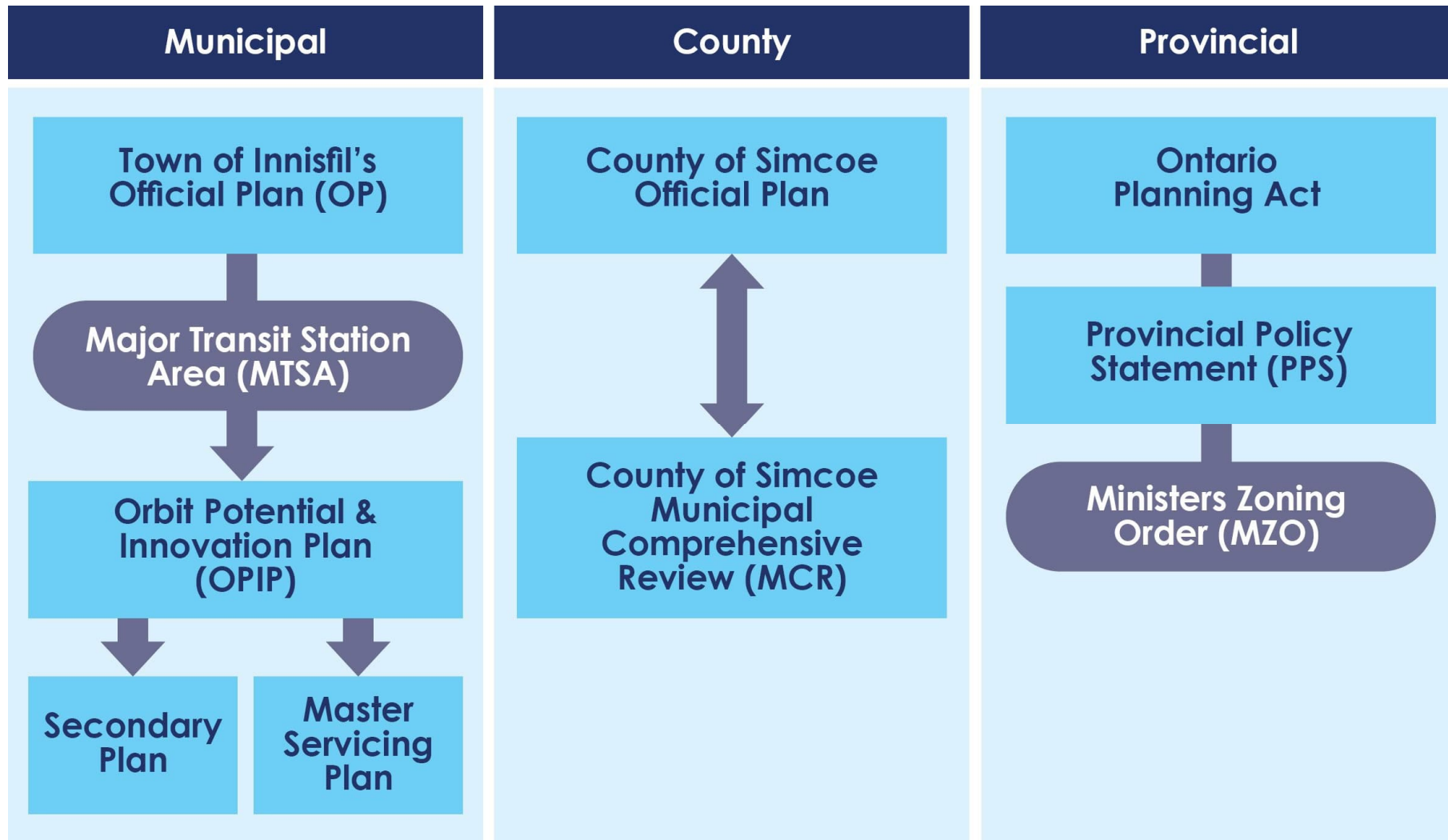




# Proposed Orbit Location

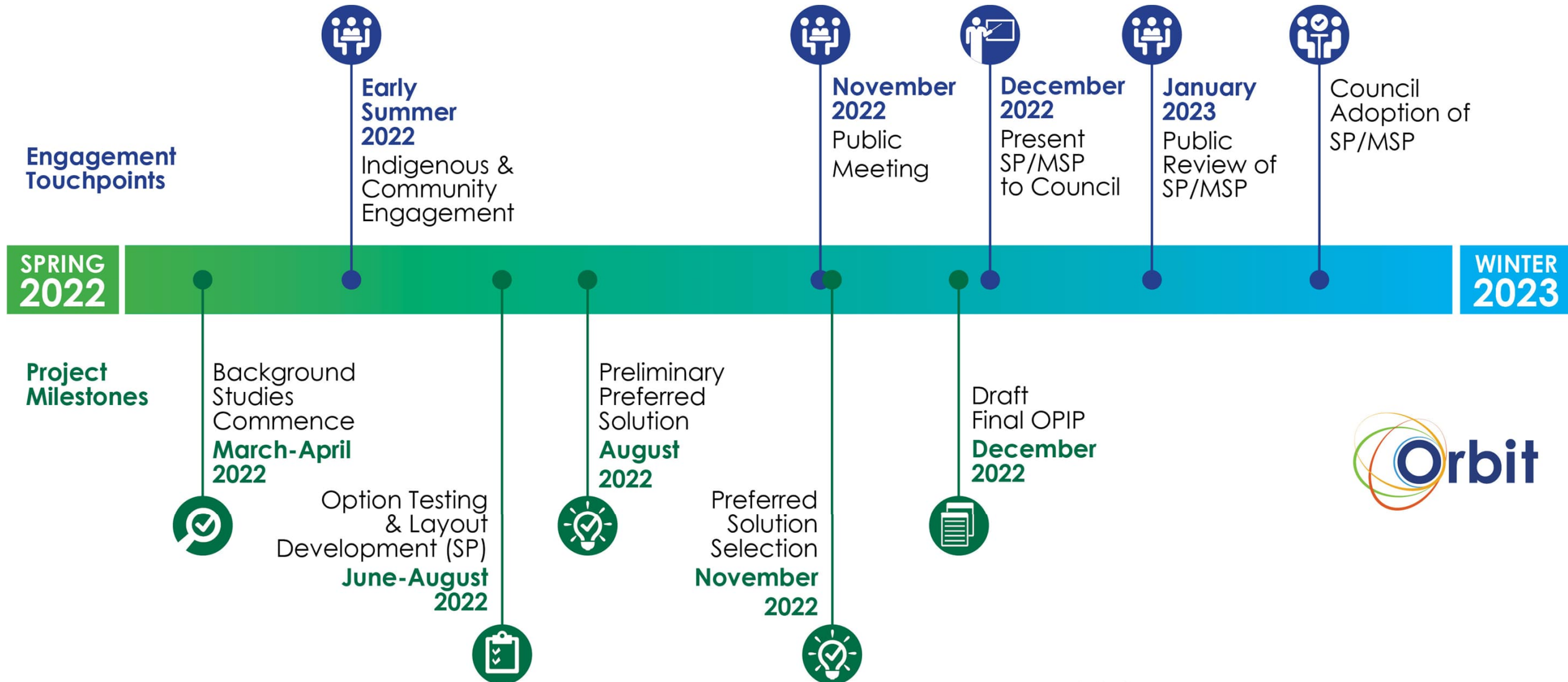


# OPIP's role in the Planning Process





# OPIP Timeline & Engagement Touchpoints



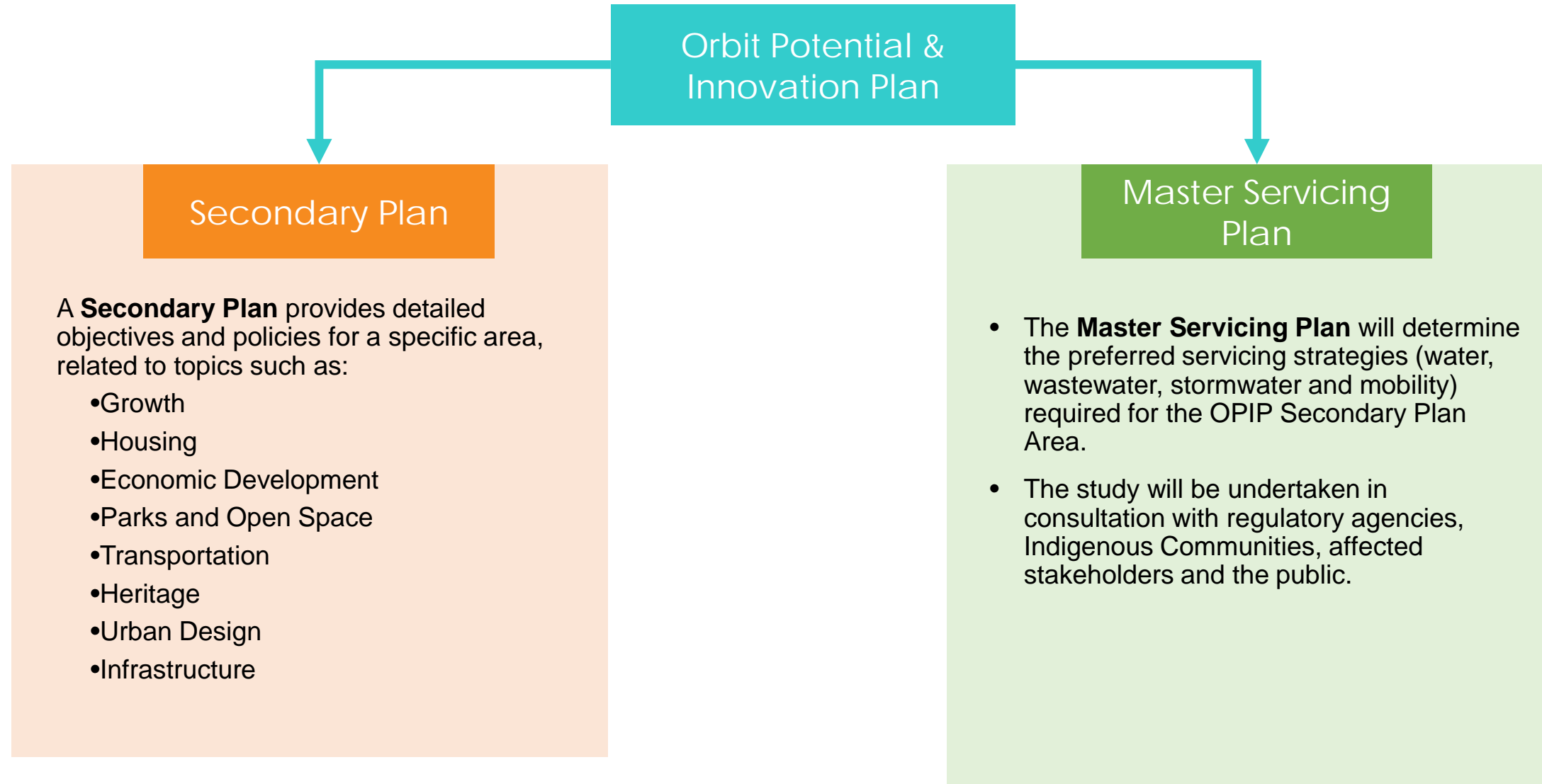
# OPIP engagement to date

Activity	Date
Town Staff Workshop	April 19, 2022
Developer/owner follow-up	April 21, 2022
Town Staff Report with OPIP update	April 27, 2022
Orbit webpage update	May 26, 2022
Notice of Commencement published	May 26 and June 26, 2022
OPIP – Landowner virtual meeting	June 14, 2022
OPIP – YouthConnex meeting	June 15, 2022



# Site Parameters and Initial Population Estimates

# What is the OPIP?

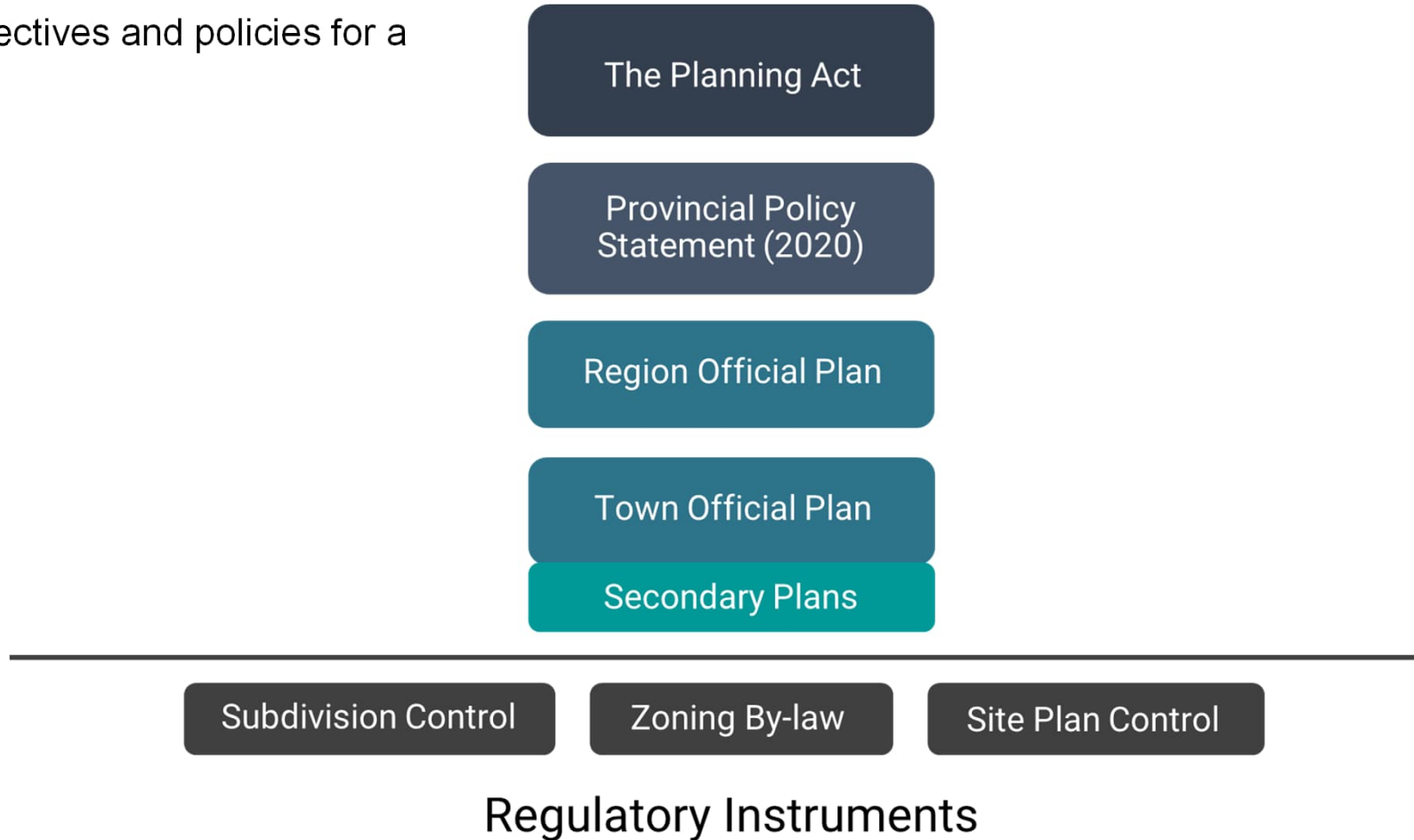




# What is a Secondary Plan?

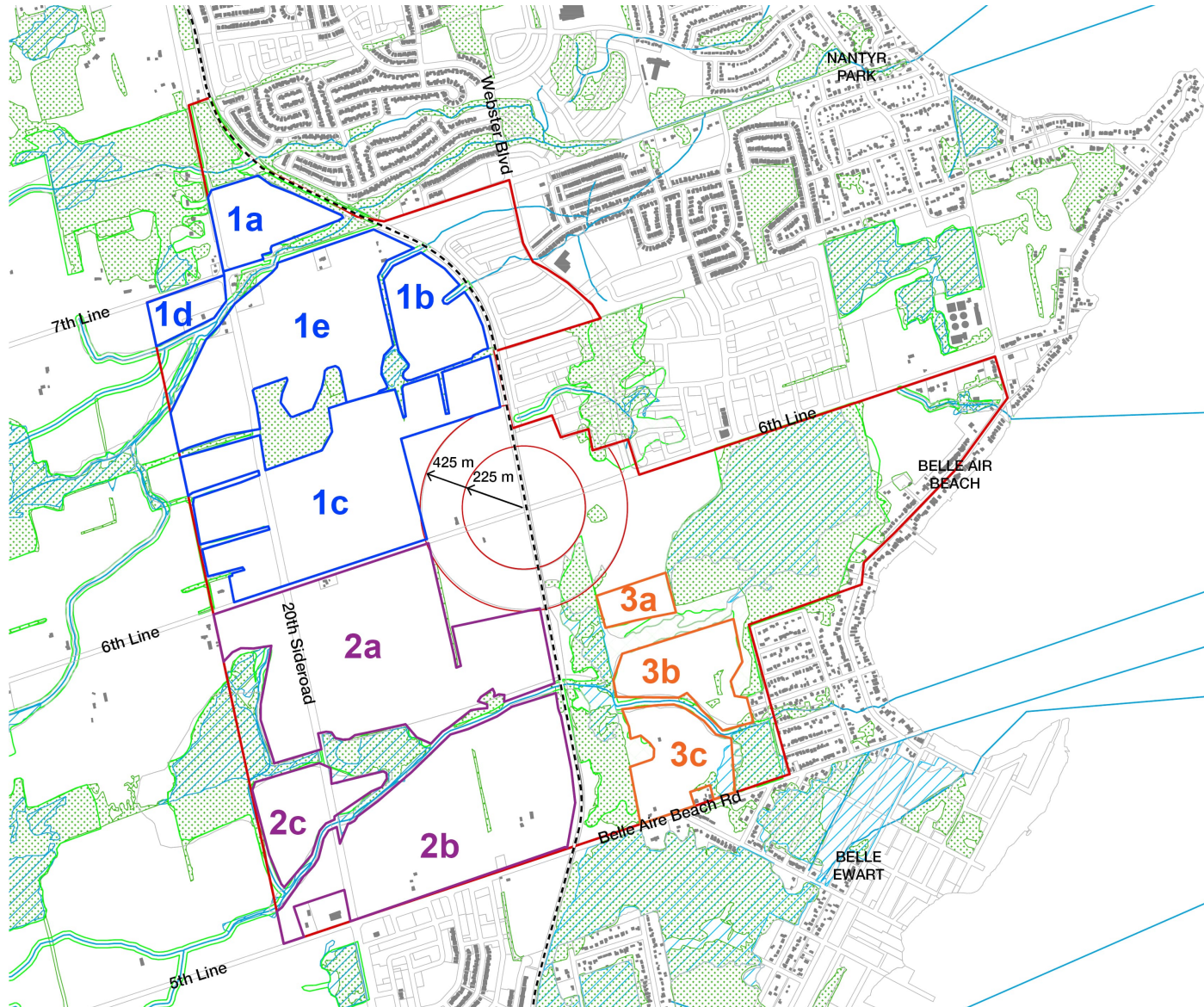
A **Secondary Plan** provides detailed objectives and policies for a specific area, related to topics such as:

- Growth
- Housing
- Economic Development
- Parks and Open Space
- Transportation
- Heritage
- Urban Design
- Infrastructure



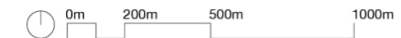
# Site Parameters

## Developable Zones



### Key

- DEVELOPMENT ZONE 1
- DEVELOPMENT ZONE 2
- DEVELOPMENT ZONE 3
- WATERCOURSES
- ▨ NATURAL ENVIRONMENTAL AREAS
- ▨ OFFICIAL PLAN NATURAL HERITAGE SYSTEM
- ▨ PROVINCIALLY SIGNIFICANT WETLANDS
- ▨ UNEVALUATED WETLANDS
- ▨ WOODLANDS





# Planning Policy

## Population estimates by area

- Minimum densities from MZO correspond to minimum populations for TOC 1, 2 and 3
- Realized populations will depend on site constraints, market demand and planning policies, among other factors



# Master Servicing Plan

## Documenting Existing Conditions

- Natural Environment Report
- Cultural Heritage Report
- Stage 1 Archaeological Assessment

AM1

## Technical Studies

Water / Wastewater Master Plan

Stormwater Management Plan

Transportation Master Plan



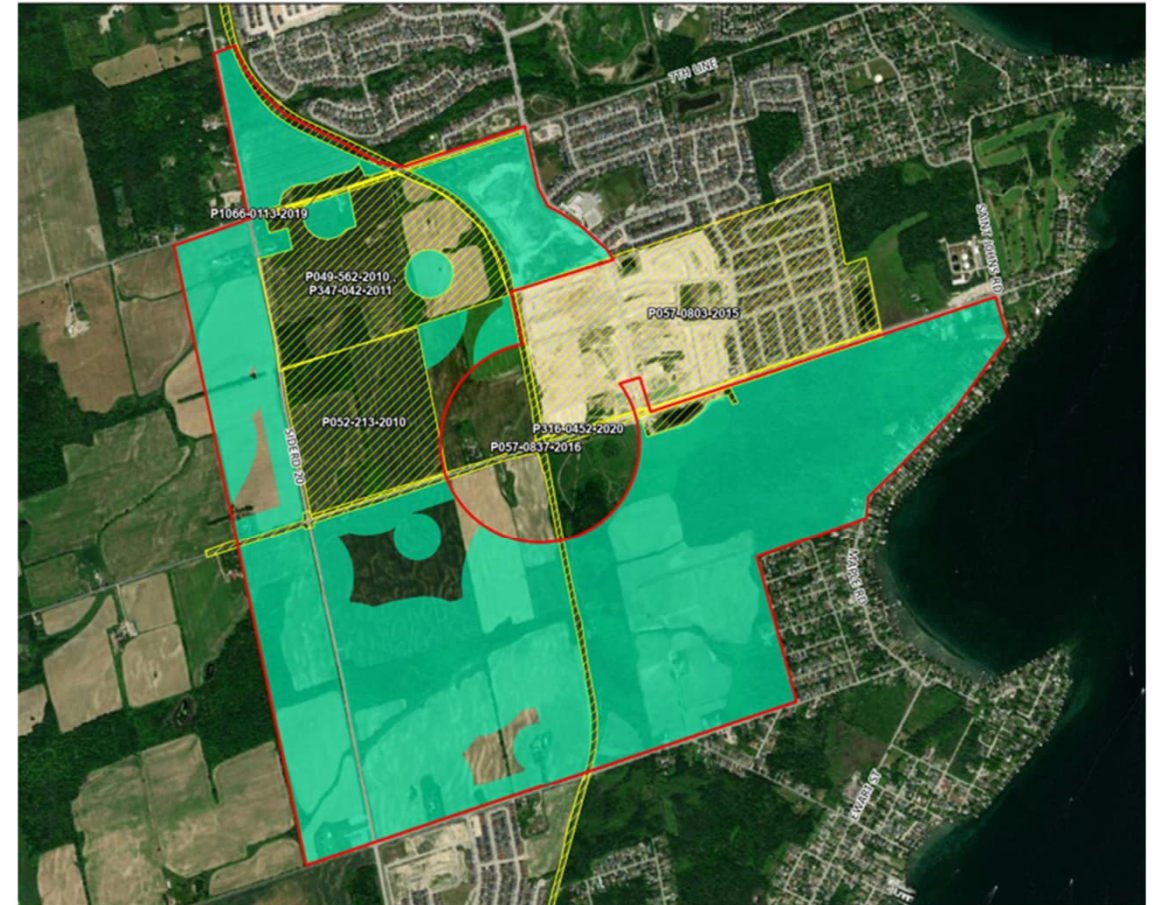
# Existing Conditions – Archaeological Conditions

## Existing Conditions

- County of Simcoe Archaeological Management Plan has identified the majority of the Study Area as exhibiting archaeological potential
- ~74% of the Study Area, requires further (Stage 3) Archaeological Assessment due to the potential presence of Indigenous and/or Euro-Canadian resources
- Sites have been previously documented and identified as meeting the provincial criteria for cultural heritage value or interest

## Recommendations

- Pedestrian surveys will be required on all active or former agricultural lands within the Study Area, and test pit surveys will be required on woodlots
- Any lands within the Study Area that have not been previously assessed will require a Stage 1 Archaeological Assessment





# Existing Conditions – Cultural Heritage Report

## Existing Conditions

- Five (5) known Built Heritage Resources (BHRs) and Cultural Heritage Landscapes (CHLs) were identified within the Study Area
- Two (2) are designated under Part IV of the *Ontario Heritage Act*, and three (3) are listed on the Municipal Heritage Register



BHR1 (top left) and BH4 (top right) – Part IV of *Ontario Heritage Act*



CHL5 (top left), BHR5 (top right), and BHR2 (bottom right) – Innisfil Municipal Heritage Register

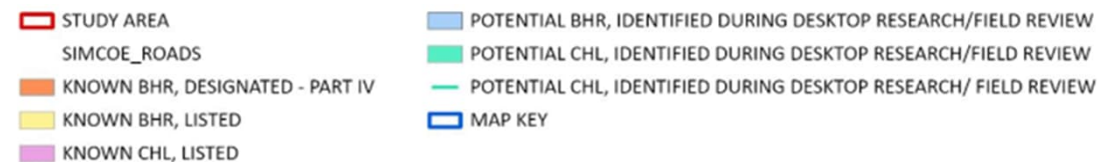
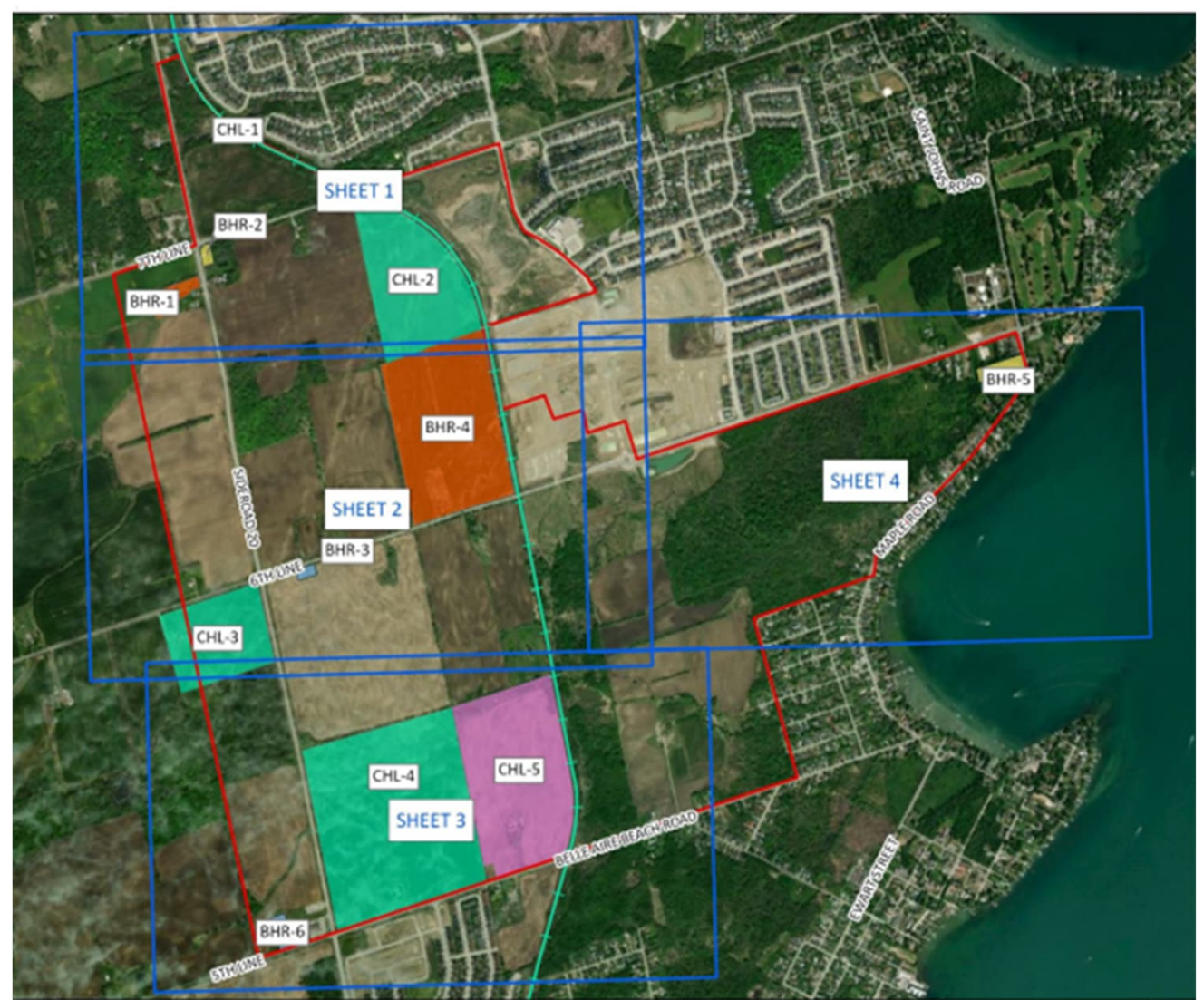


# Existing Conditions

## Cultural Heritage Report

### Recommendations

- Six (6) additional potential BHRs and CHLs were identified as part of the assessment
- Cultural Heritage Evaluation Reports should be completed for the six potential BHRs and CHLs identified within the Study Area to determine Cultural Heritage Value or Interest
- Three CHLs have been recommended for inclusion in the Town of Innisfil's Municipal Heritage Register
- Land use development in the Study Area should account for conservation of the identified BHRs and CHLs, such as through policies

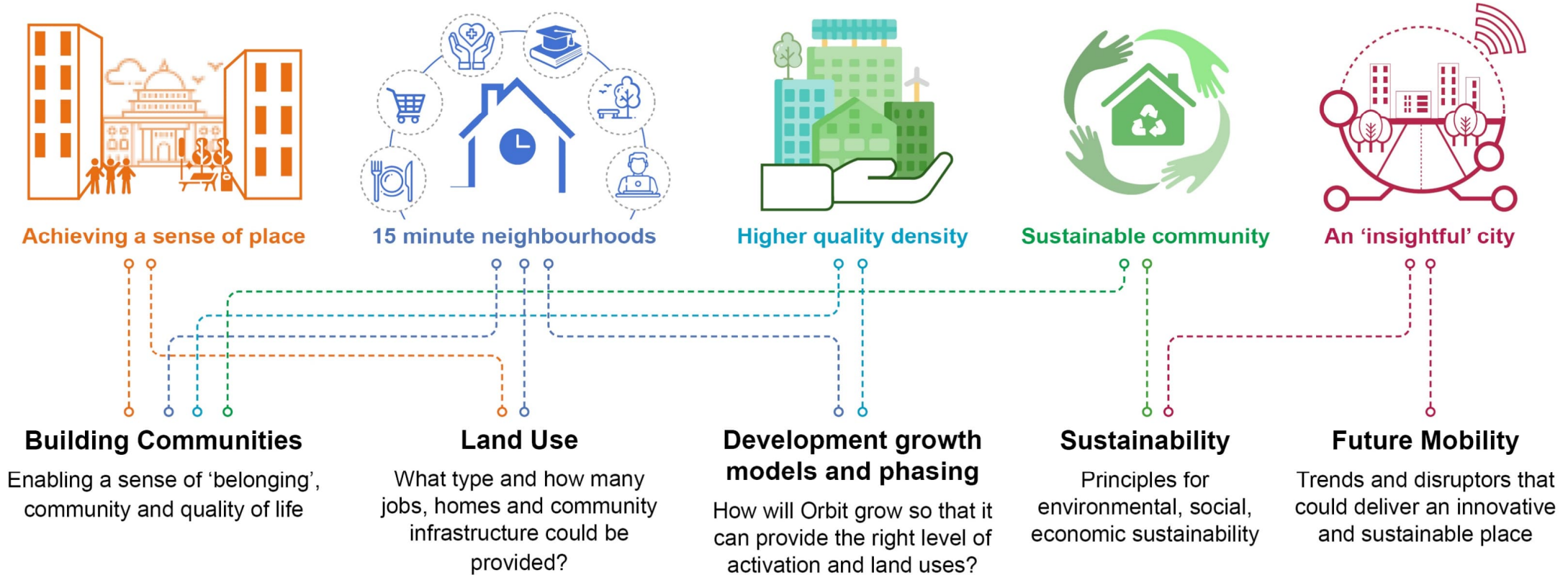


# Implementing the Vision

## Key Concepts

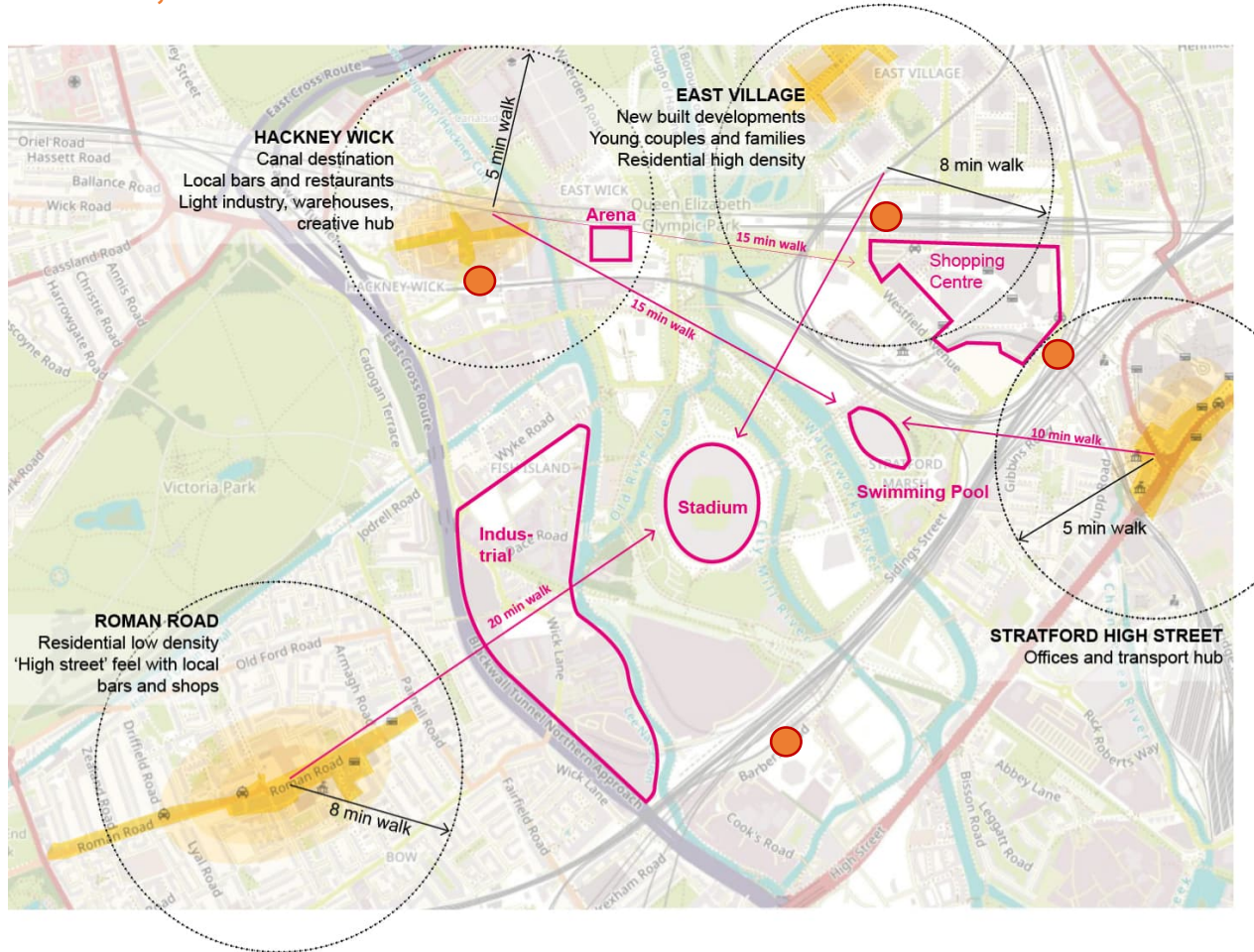


# Implementing the Vision



# Building Communities

## Districts, character and local centers



Major challenge for new developments: *achieving a sense of place and community.*

How do we provide variety and diversity in urban space to activate the streetscape and attract diverse users and communities?

A greater variety of public spaces and characters could be provided at Orbit - for communities to build upon

Orbit could offer different districts and characters: each district could provide primary facilities to its neighborhood, as well as having its own vocation, so that residents and visitors can move within each area and enjoy a great and diverse offer of public spaces and uses.



# Land Use

## Homes: ensuring an inclusive mix

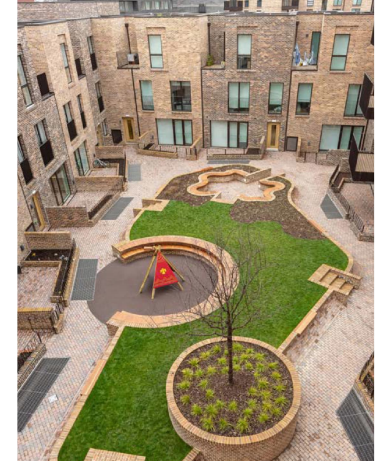
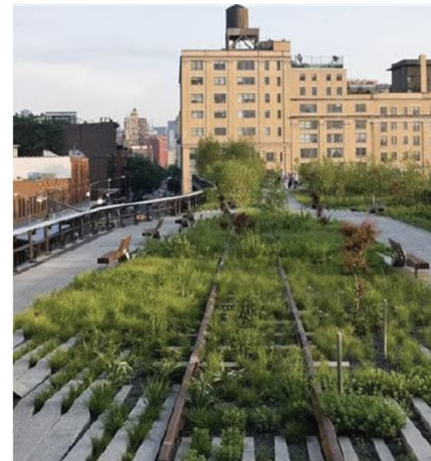
- Attracting young people and diversifying age group
- Ensuring mix of individuals and families from all socio-economic backgrounds

## Jobs: economic growth and activation

- Inclusive employment target numbers to be in the range of 2:1(MN) to 5:1(Draft MZO) residents : jobs

## Community infrastructure

- Providing services to local community (Local medical practice, pre-school, elementary school, local shops, community centers)
- Creating a dynamic center for residents and visitors (destinations and attractors, public and open green space)





# Future Mobility

## ORBIT and the Car

### Options...

ORBIT's built form could aim to accommodate:

- 1) No privately-held vehicles
- 2) Single-vehicle households
- 3) Traditional multi-vehicle households
- 4) A combination of these

### ...that lead to possible outcomes

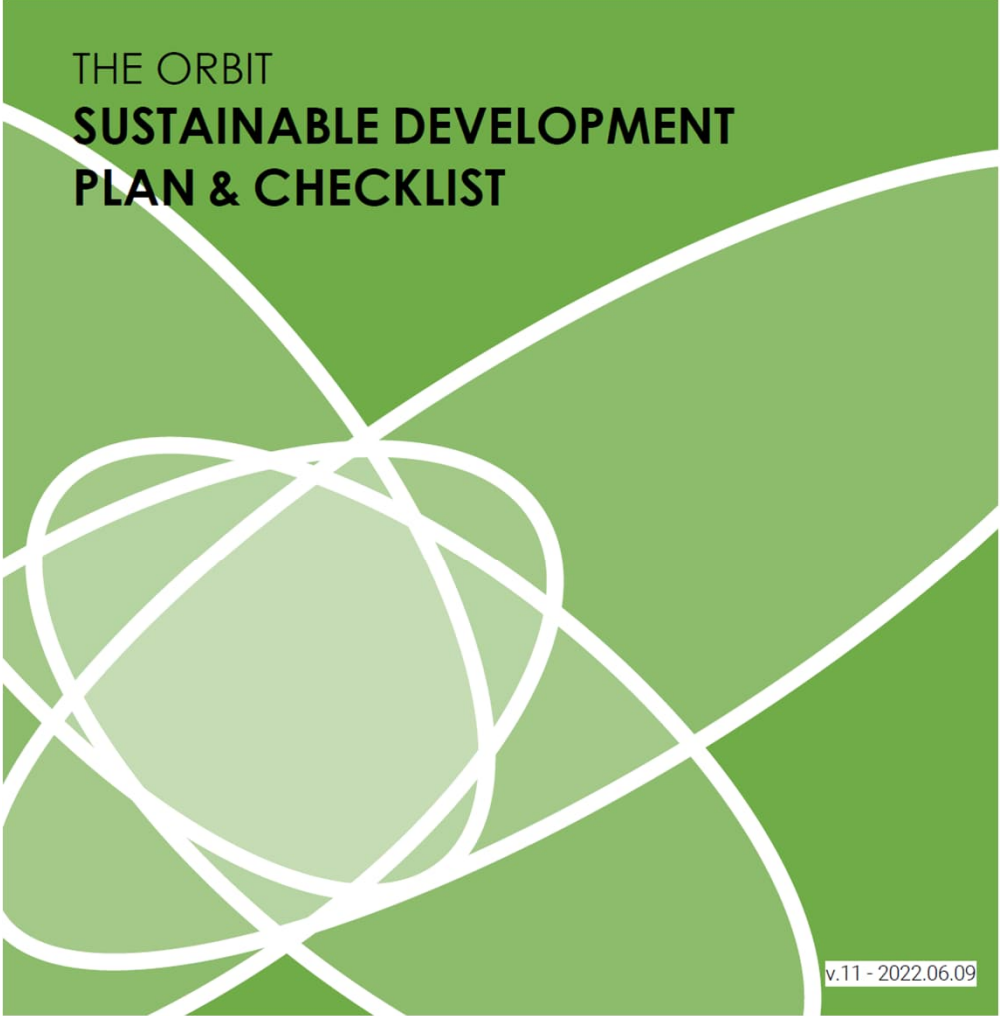
- Ubiquitous, high-quality, wide, pedestrian pathways and linear parks
- Streets carefully segregated to allow pedestrians, bikes, and cars their own travel lanes
- Access roads for automobiles, but designed for Vision Zero



### Possible Orbit Futures

1. **Business as usual:** most people drive everywhere
2. **Micro-mobility:** most Orbit trips that don't use GO are local, and are taken on foot, by bike, or by e-scooter
3. **Automated driving:** "robot" taxis or minibuses are plentiful, and most people use these to get around
4. **Mobility as a service:** residents travel by hired vehicle (transit, carshare, bikeshare, etc.)

# Implementing Sustainability Principles



# Design Development (Soliciting Feedback)



# Open Space Enabling and 'Attractor' City components

## Start with the park

Creating sustainable urban green spaces in areas of housing growth and renewal

cabe  
space

### 'Open Space' Functionality

1. Civic City Park
  2. Urban Centre Movement corridor
  3. Productive landscape
  4. Leisure/Sport/Cultural outdoor events
  5. Local outdoor space
  6. Nature Reserve
- etc

### 'Enabling' Infrastructure

### 'Attractor' Functionality

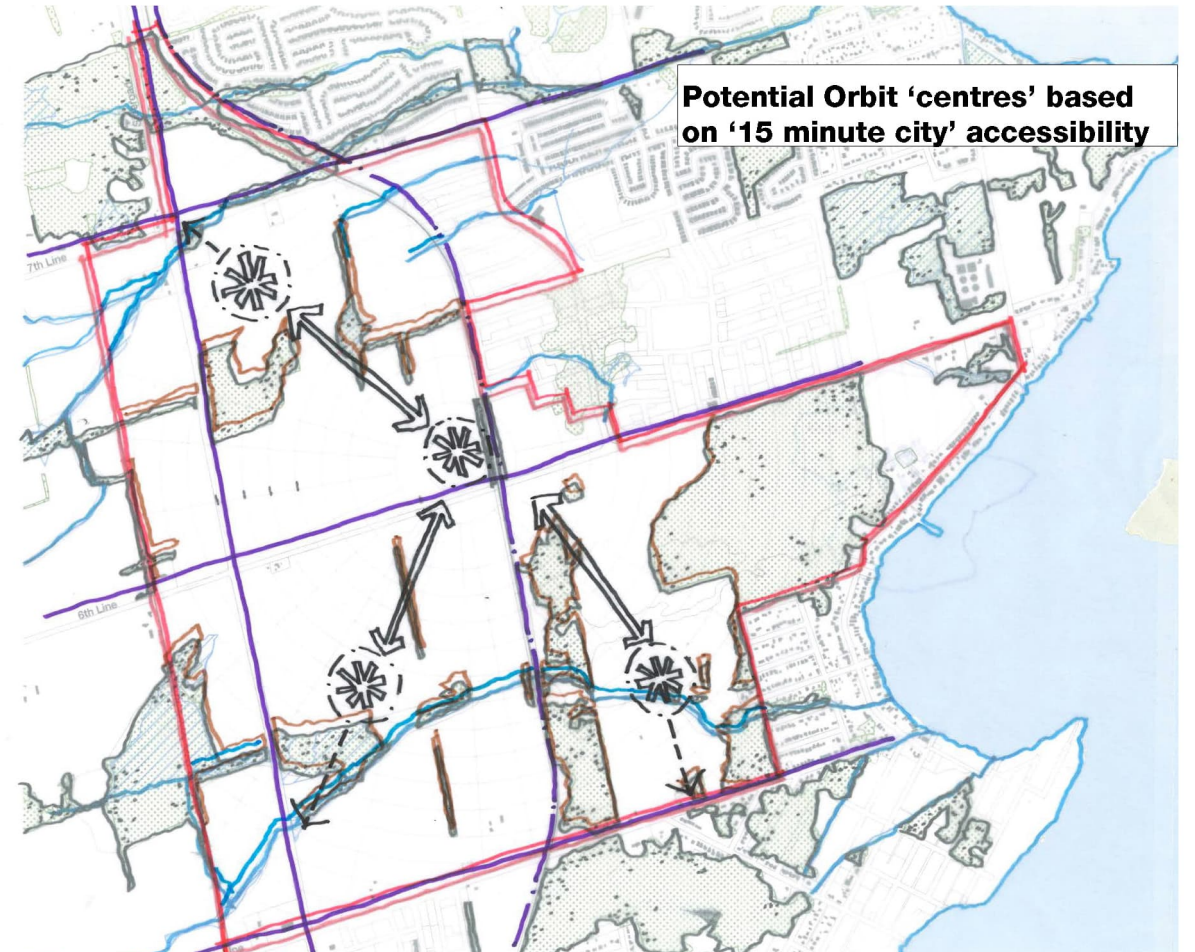
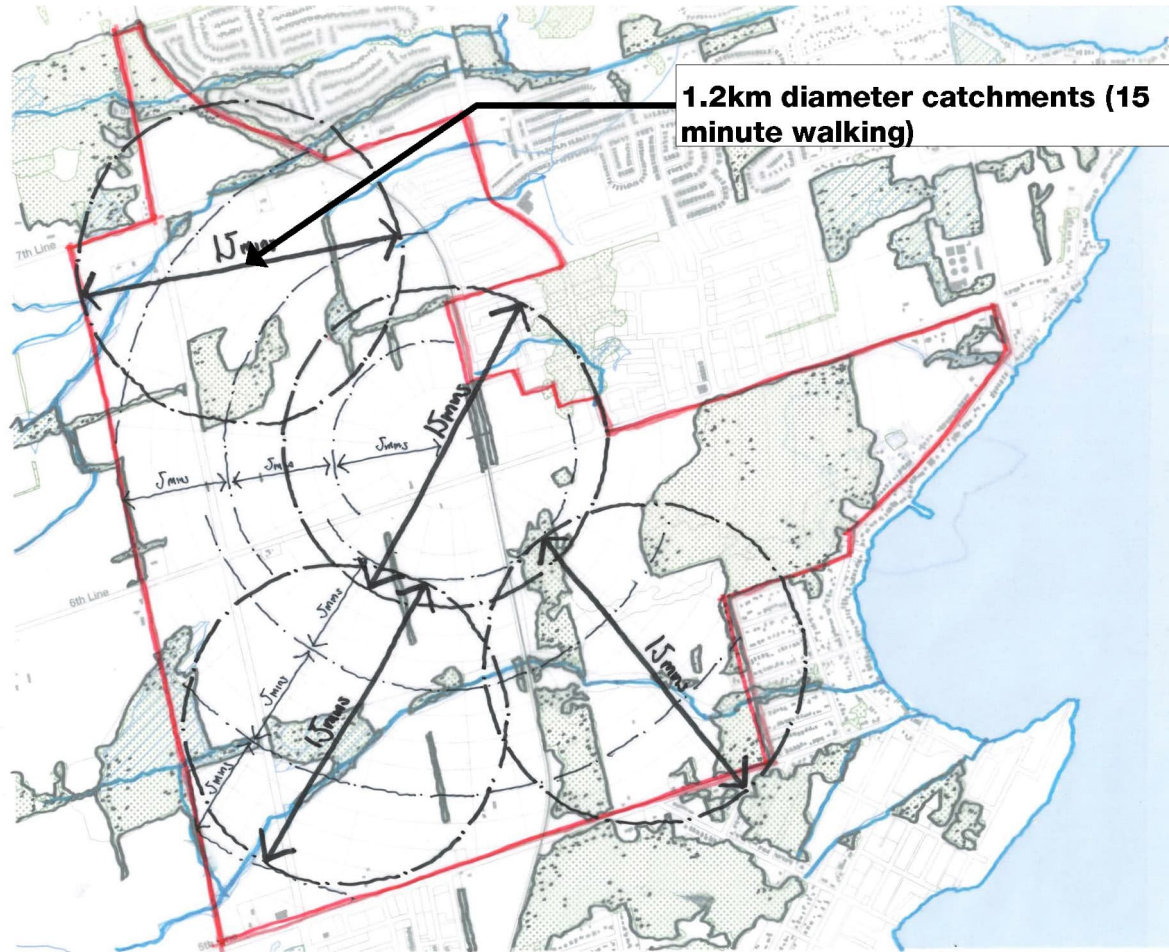
Additionality to 'Social Infrastructure'  
eg. Regional opera, theatre, art galley etc

### 'Catalyst or Phased' City Component





# 15 minute walking 'cities'



**Note: the polycentric concept is maintained through the satellite 'centres' and land use - not through the base grid**

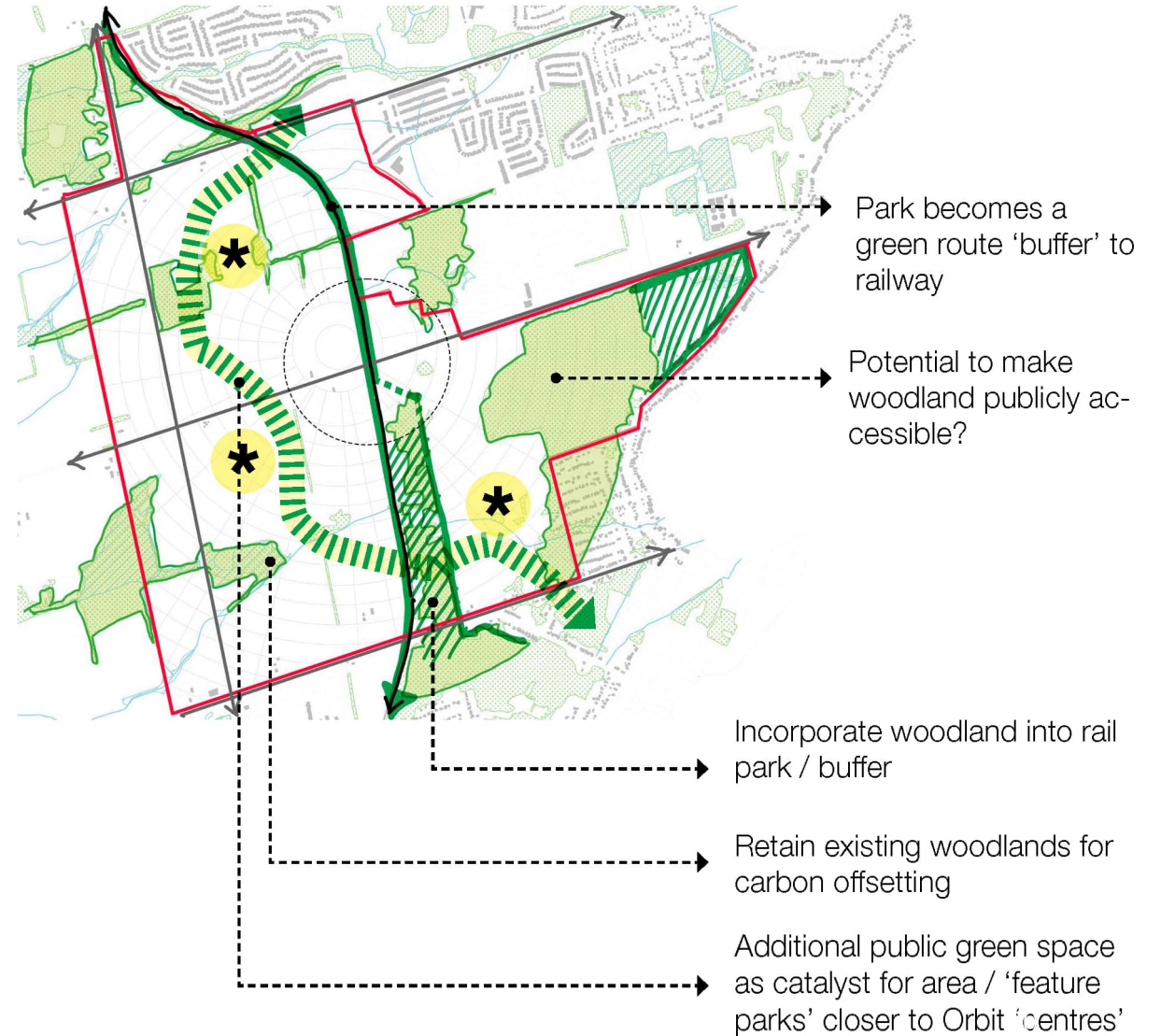


# Green infrastructure - Integrating the rail park concept

**Rail park** (Partisan's scheme)

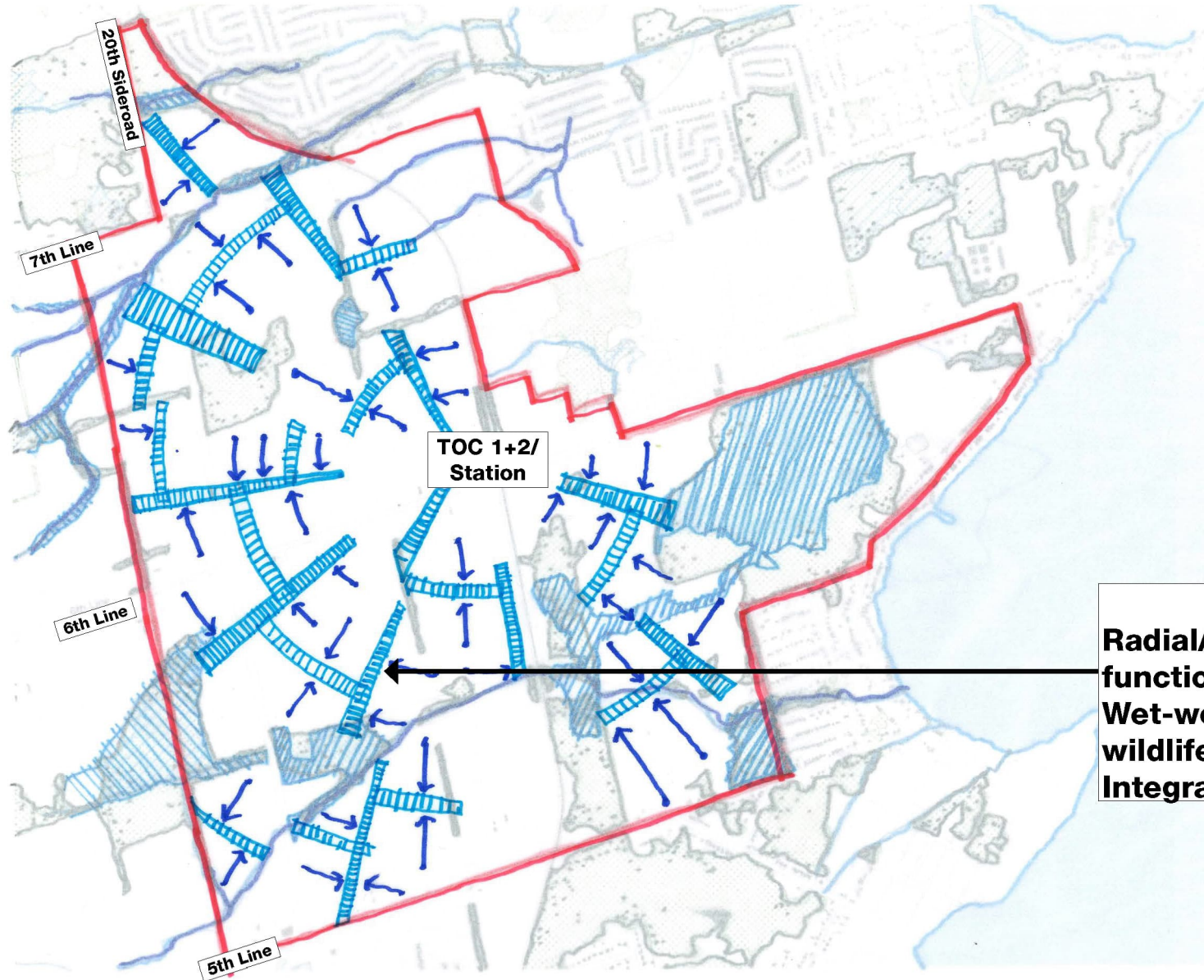


**For example...**





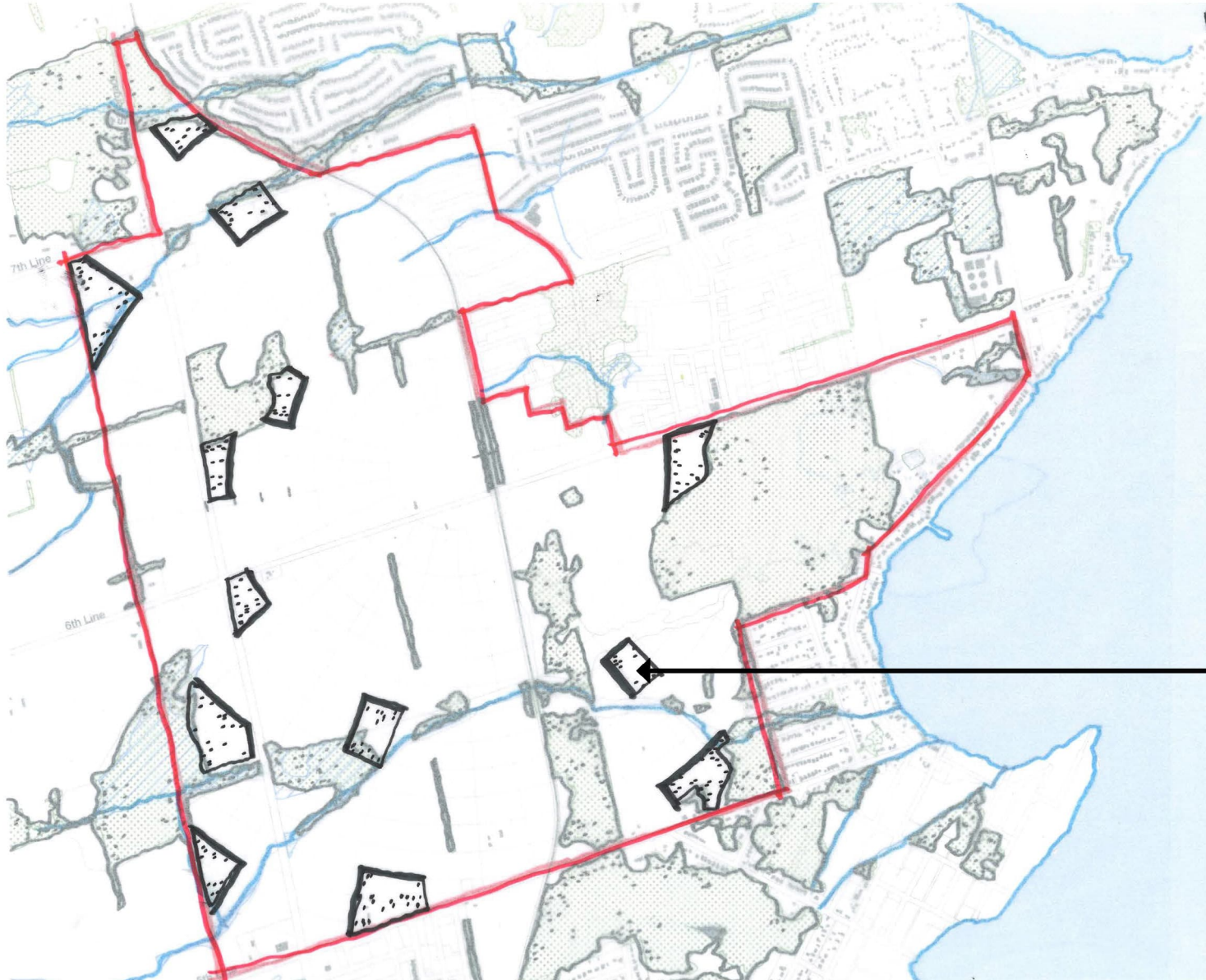
# Components - Surface Water Attenuation



**Radial/linear landscape corridors as 'multi-functional' landscape components. Wet-woodland as surface water attenuation; wildlife habitat. Integrate with existing wetland features.**



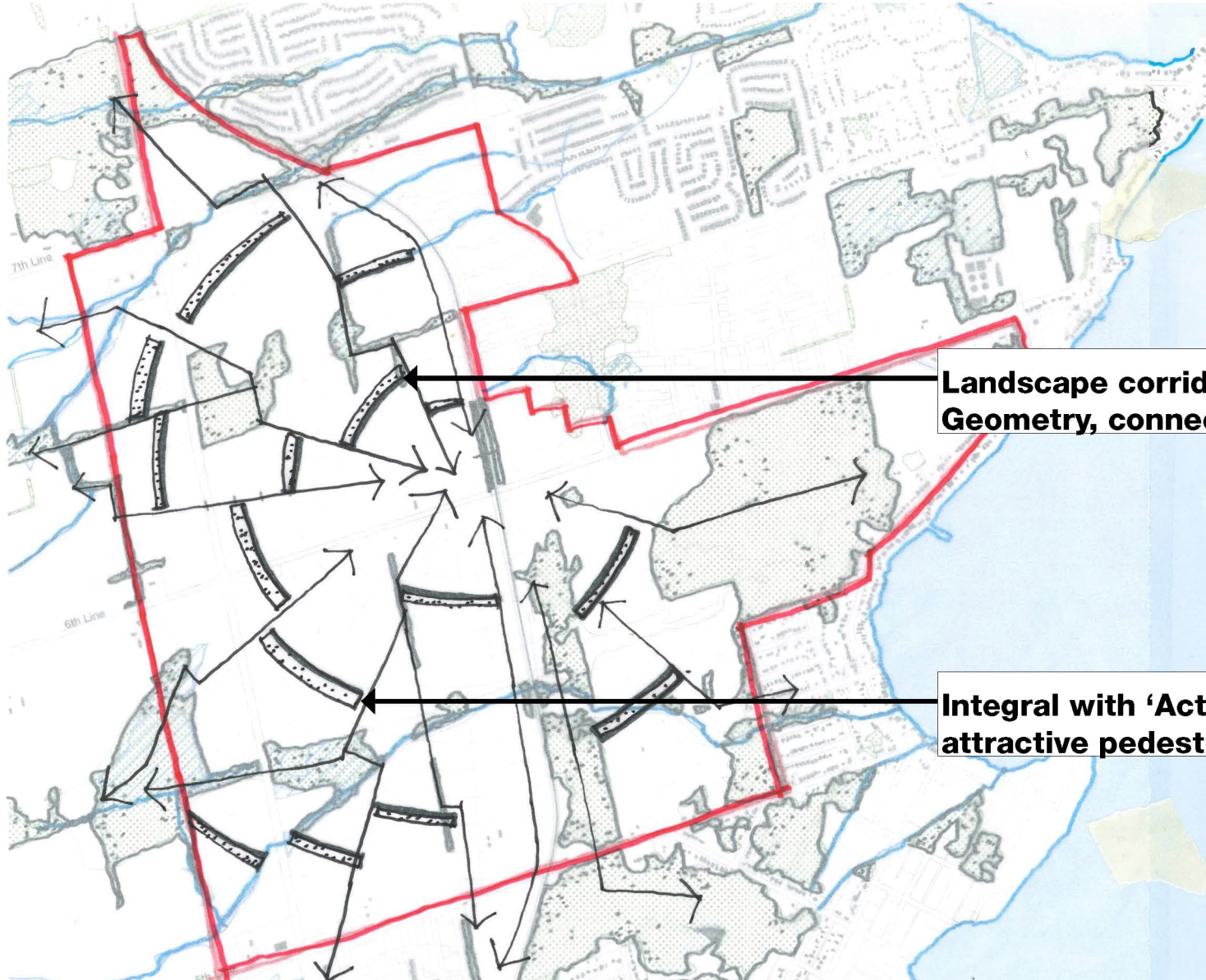
## Components - Woodland planting blocks (CO2 offset)



**Early-phase block woodland planting as CO2 offset strategy. Integrated with wider landscape corridor scenarios.**



## Components - Radial landscape corridors

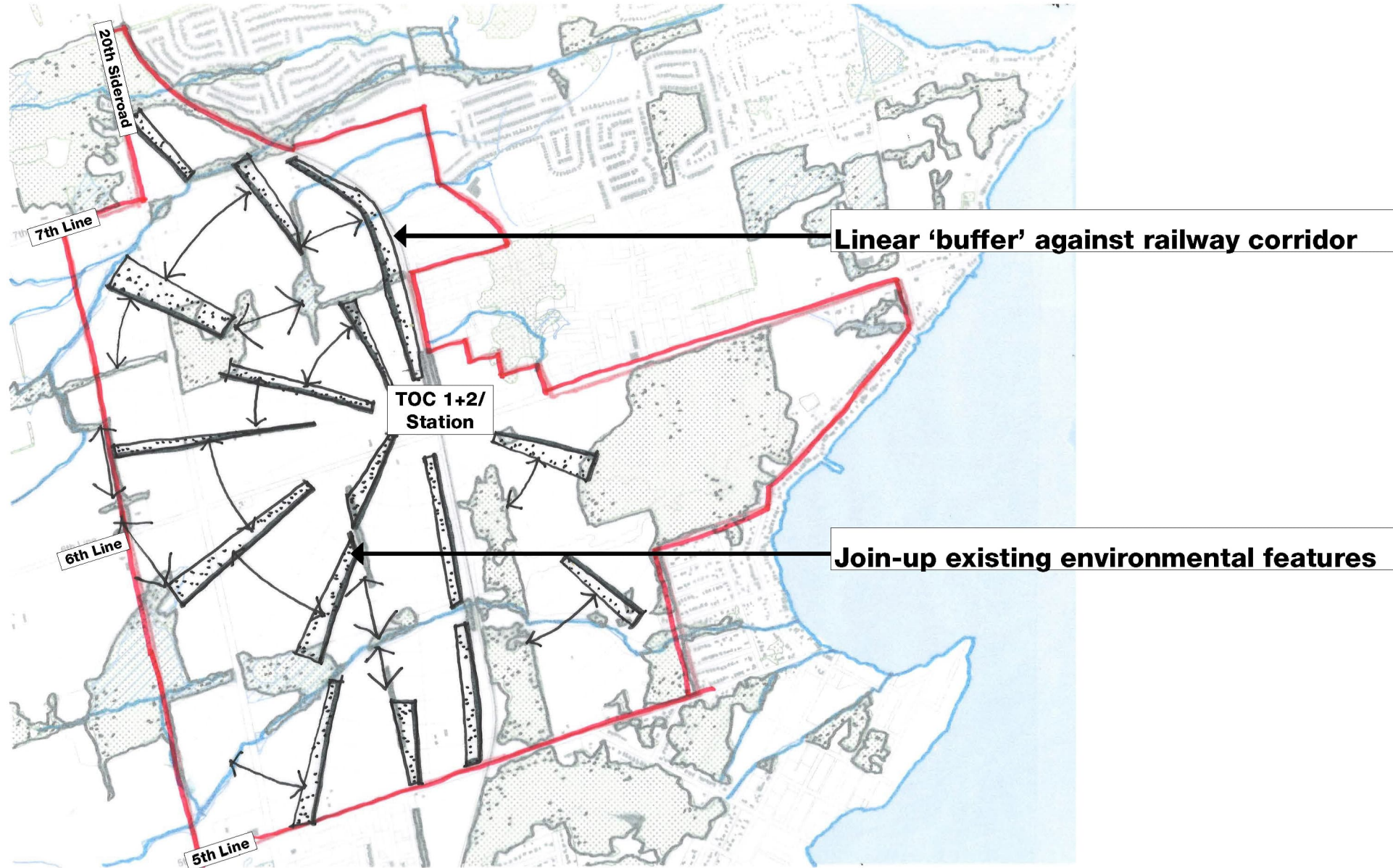


**Landscape corridors follow radial Orbit Geometry, connect into linear components**

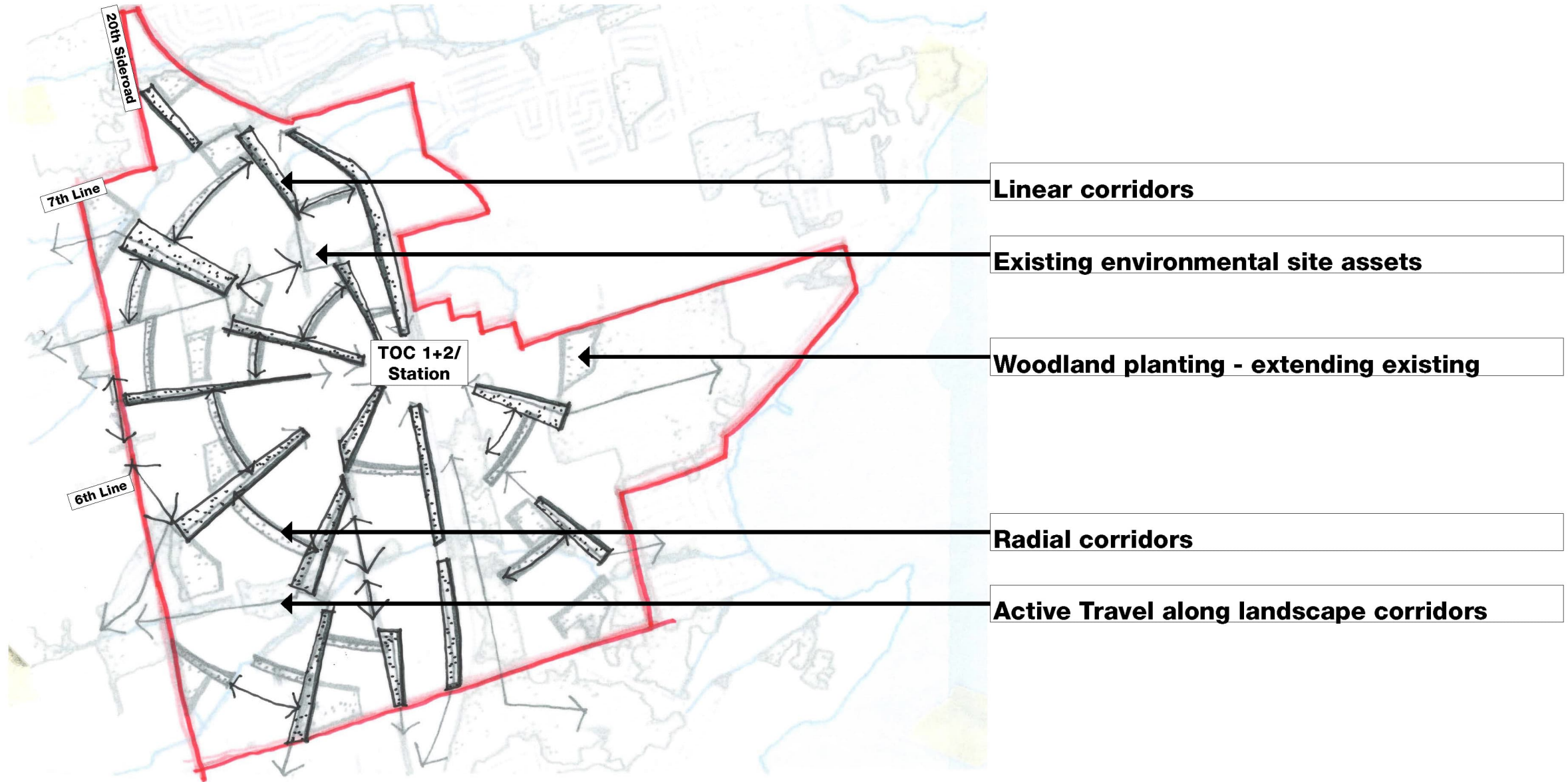
**Integral with 'Active Travel' routes as attractive pedestrian/cycle corridors**



# Components - Arterial landscape corridors



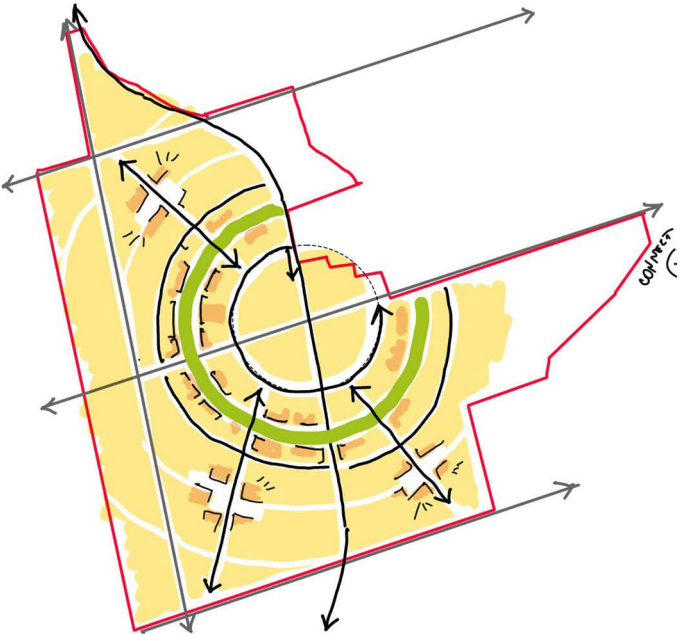
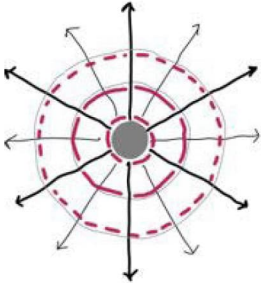
# Components - Composite



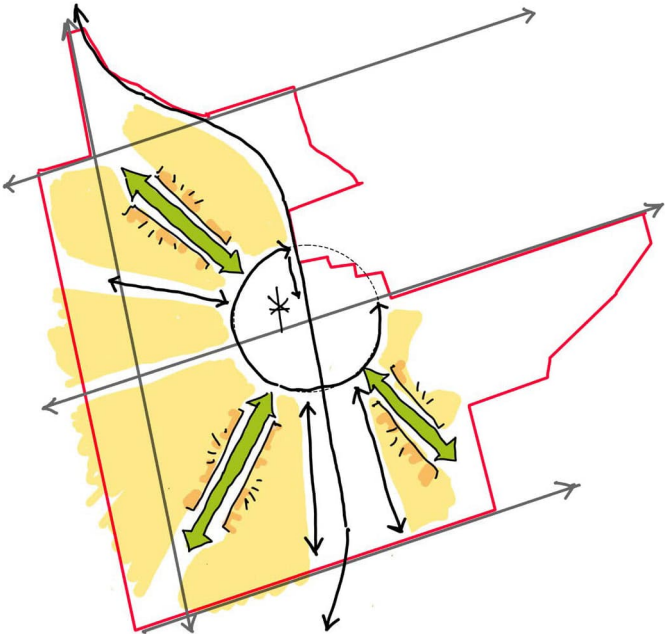
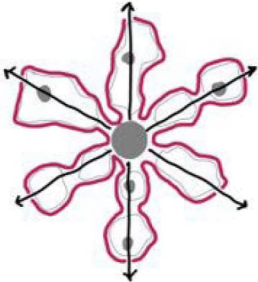


# Area organisational models

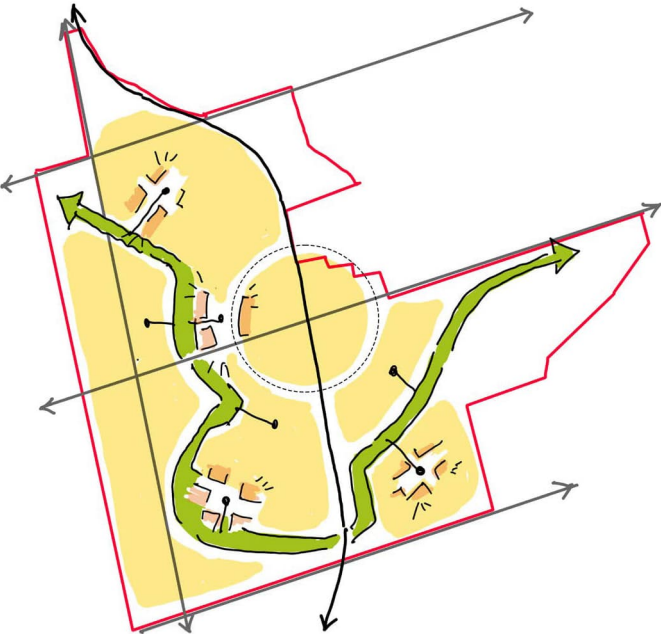
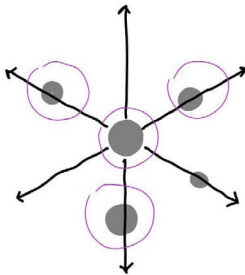
**Radial**



**Arterial**

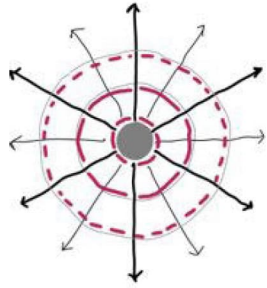


**'Dispersed'**

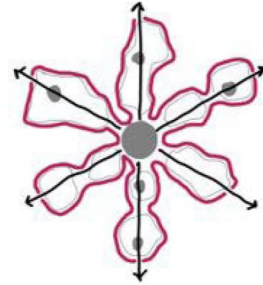


# Land use organisational models

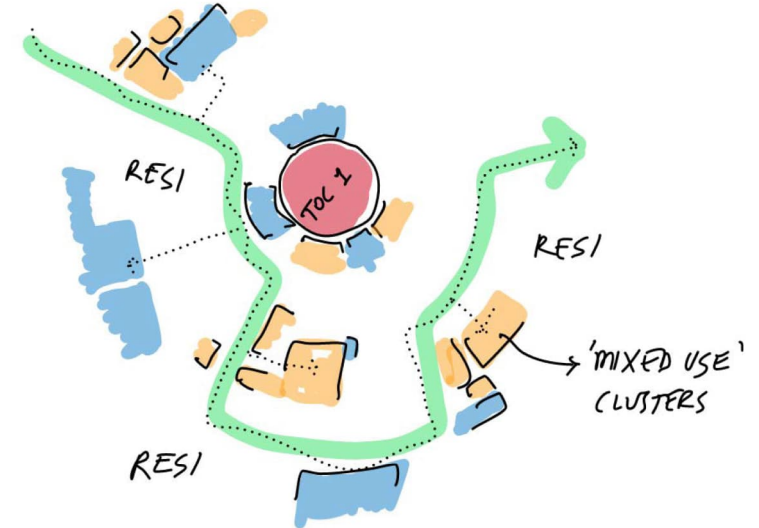
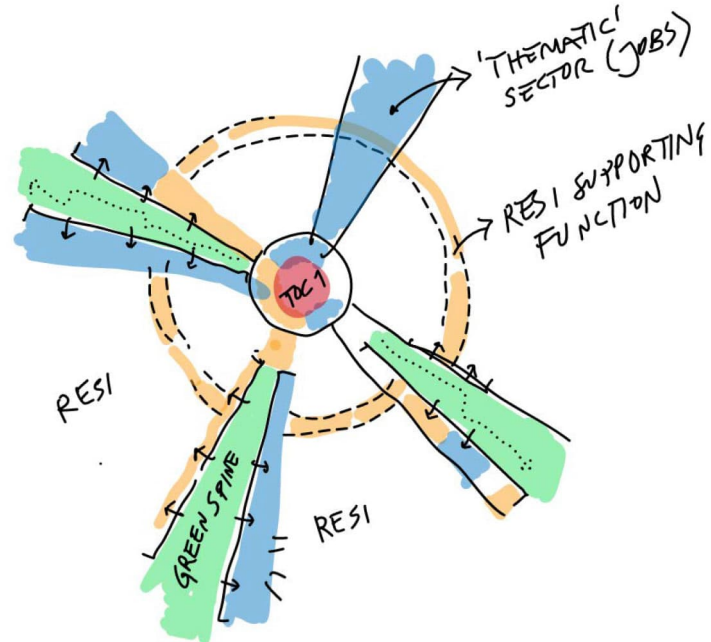
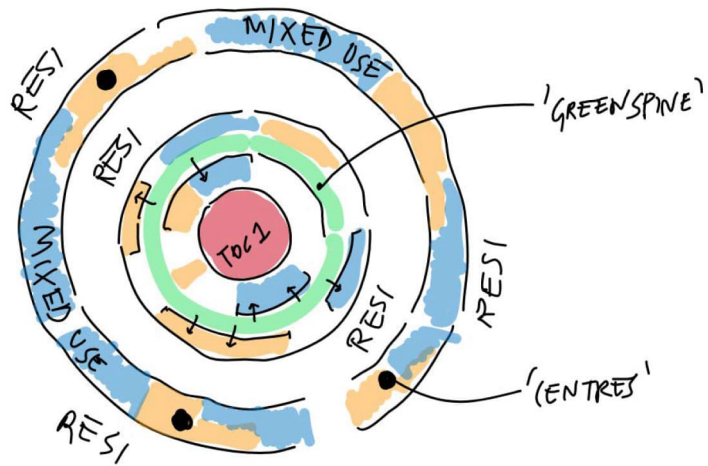
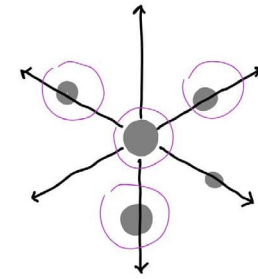
**Radial**



**Arterial**

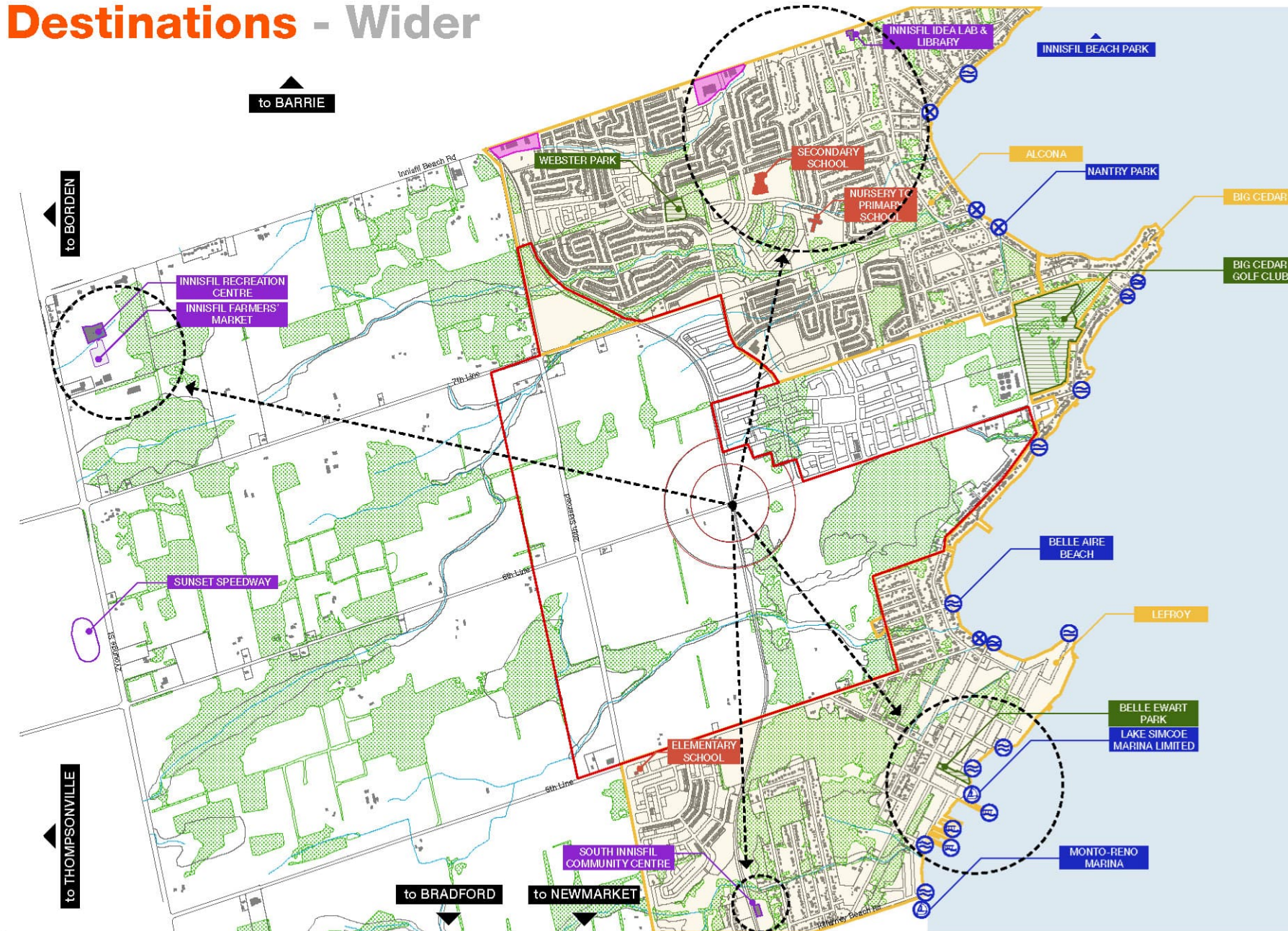









**'Dispersed'**





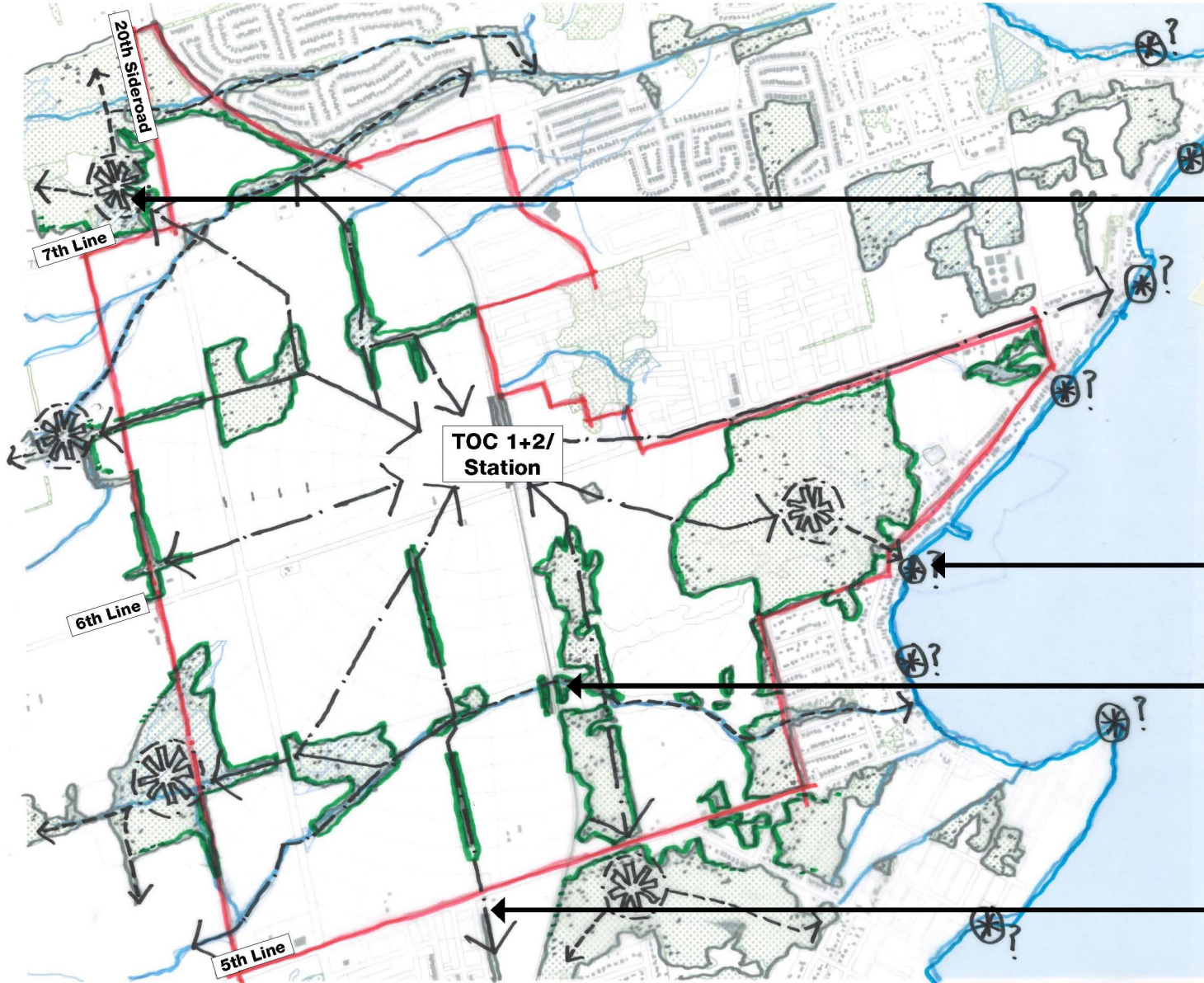
# Destinations - Wider



-  Areas of interest
-  Access to the Lake\_Interrupted
-  Access to the Lake\_No beach
-  Access to the Lake\_On a beach
-  Access to the Lake\_Pier, Marina
-  Local community
-  Retail area
-  Schools



# Destinations - 'Immediate' / Local



To off-site woodlands (public access ?)

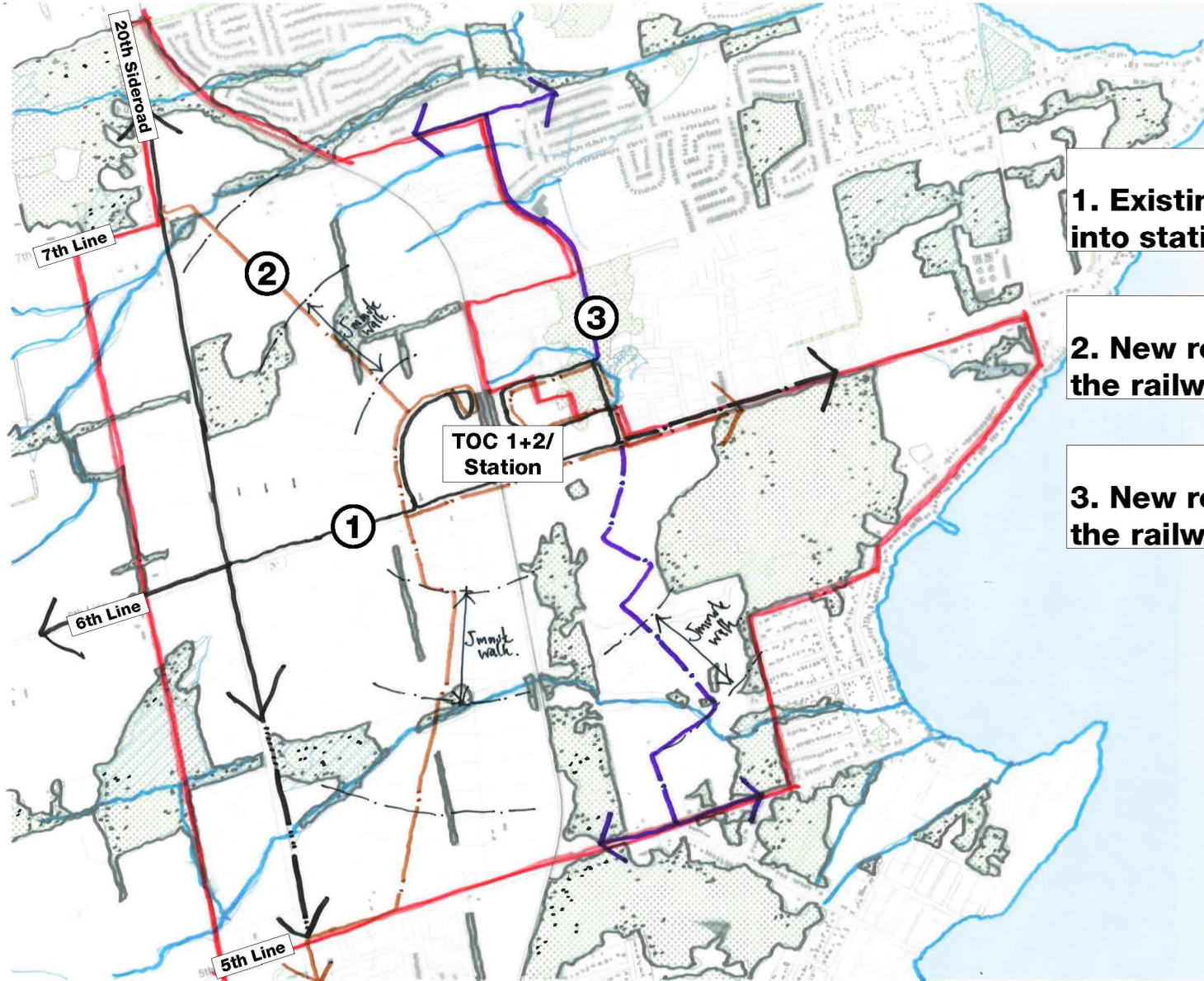
Ped/cycle routes to publicly accessible Lake Simcoe shoreline

Potential definition of new crossing positions over the railway corridor

To neighbouring communities/settlements



# Public Transport routing scenarios?



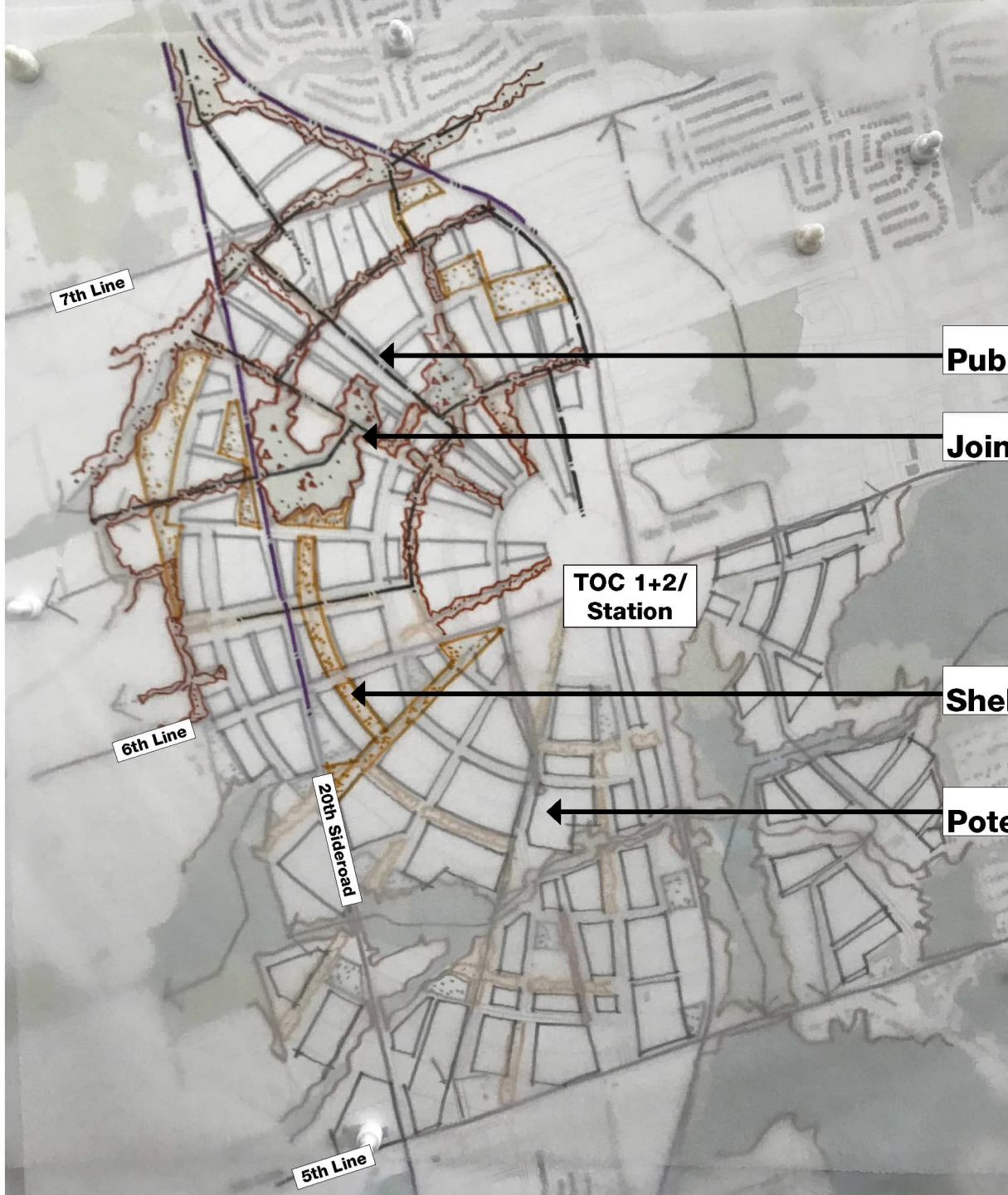
**1. Existing 20th Sideroad; 6th Line : Loops into station onward travel connection**

**2. New route through development west of the railway corridor : Station loops**

**3. New route through development east of the railway corridor : Station loops**

# Layout Drivers

## Landscape & Movement



Public Transport priority corridors

Joined-up/enhanced existing Environmental Features

Shelterbelts/Landscape + Wildlife Corridors/Active Travel Routes

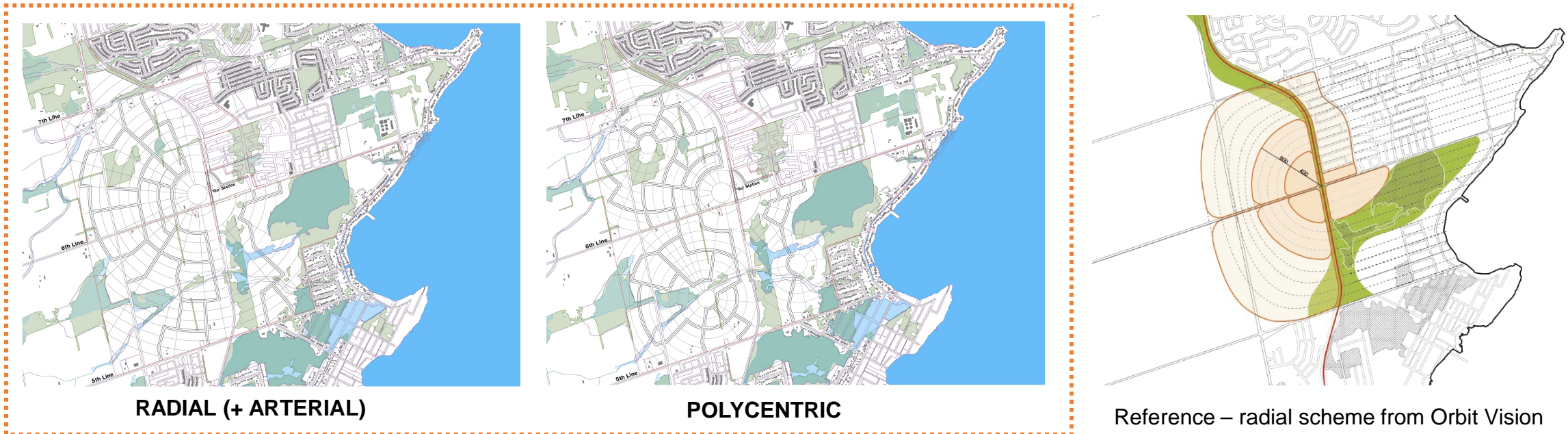
Potential development zones



# Interactive session

# Objectives

- Exploring different organizational models for Orbit around the radial and polycentric concept grids
- Unlocking ideas on the different Orbit 'districts'
- Exploring placemaking opportunities and key uses



*NOTE: the base plans show potential layout diagrams – these **are not** final layout or proposals but are used for discussion only.*

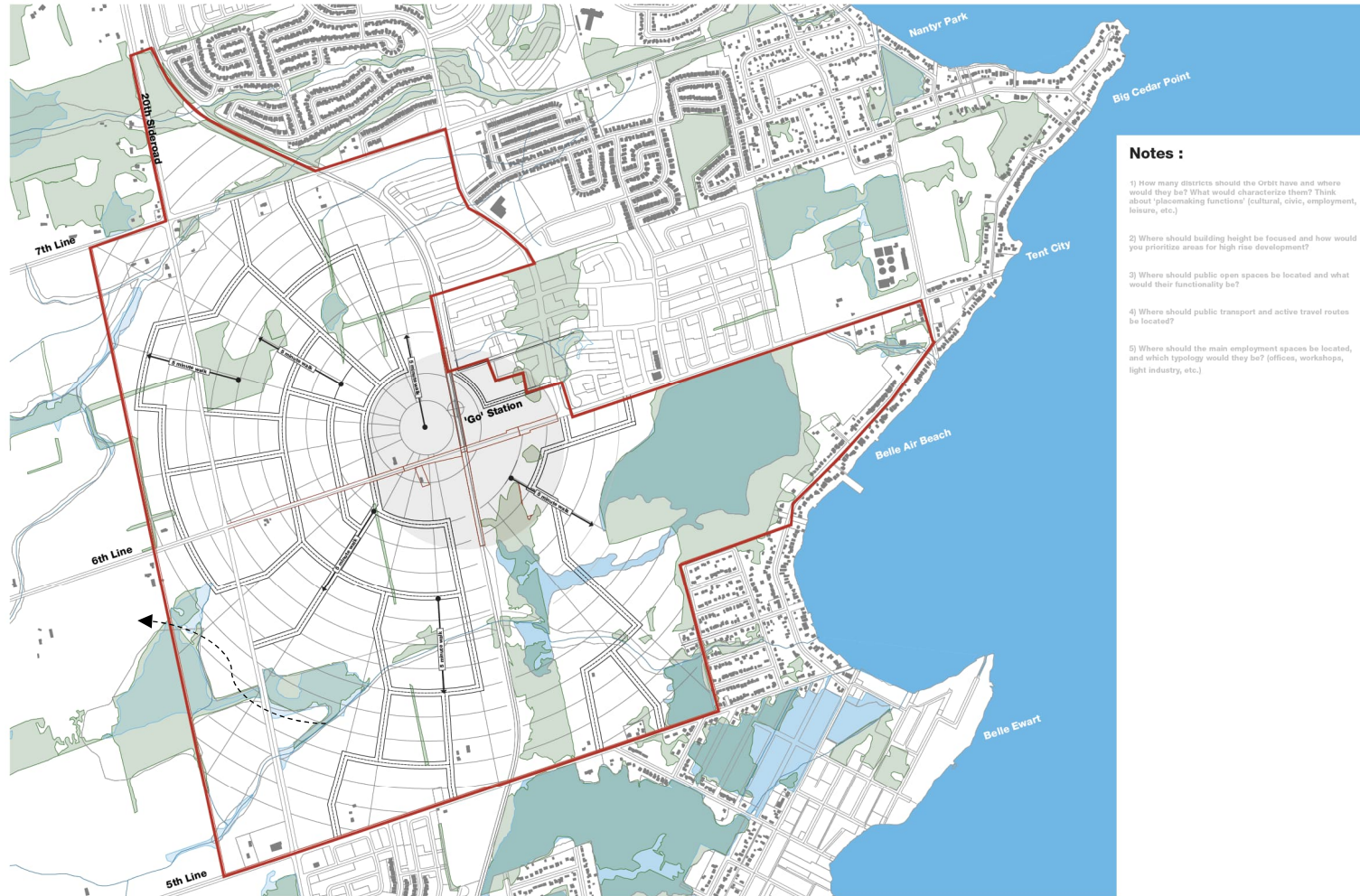


# Process

- Each group working on one base model (either radial or polycentric). Group discussion around key questions
- Mark up, annotate and sketch ideas on the boards, using pens, post it notes, cut out cards...
- Designate one person in your group to present back to the audience your ideas  
*... think about how you can make Orbit an innovative, forward thinking and unique place!*



# Tools and tasks



- Notes :**
- 1) How many districts should the Orbit have and where would they be? What would characterize them? Think about 'placemaking functions' (cultural, civic, employment, leisure, etc.)
  - 2) Where should building height be focused and how would you prioritize areas for high rise development?
  - 3) Where should public open spaces be located and what would their functionality be?
  - 4) Where should public transport and active travel routes be located?
  - 5) Where should the main employment spaces be located, and which typology would they be? (offices, workshops, light industry, etc.)

**Orbit Potential and Innovation Plan**  
 Innisfil Town Design Workshop April 2022

Use character cards, post it notes, cut out typologies, sketch...

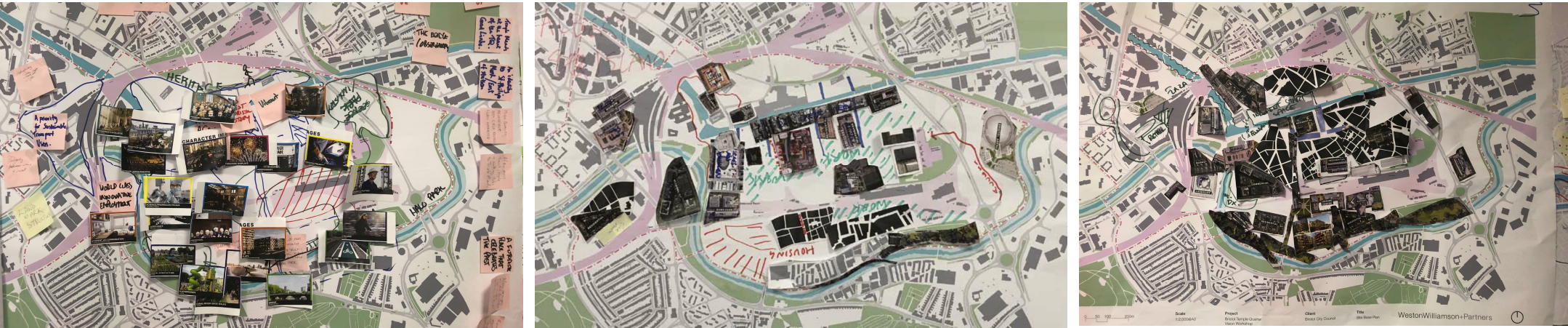


Drop in your notes, post it notes, comments...





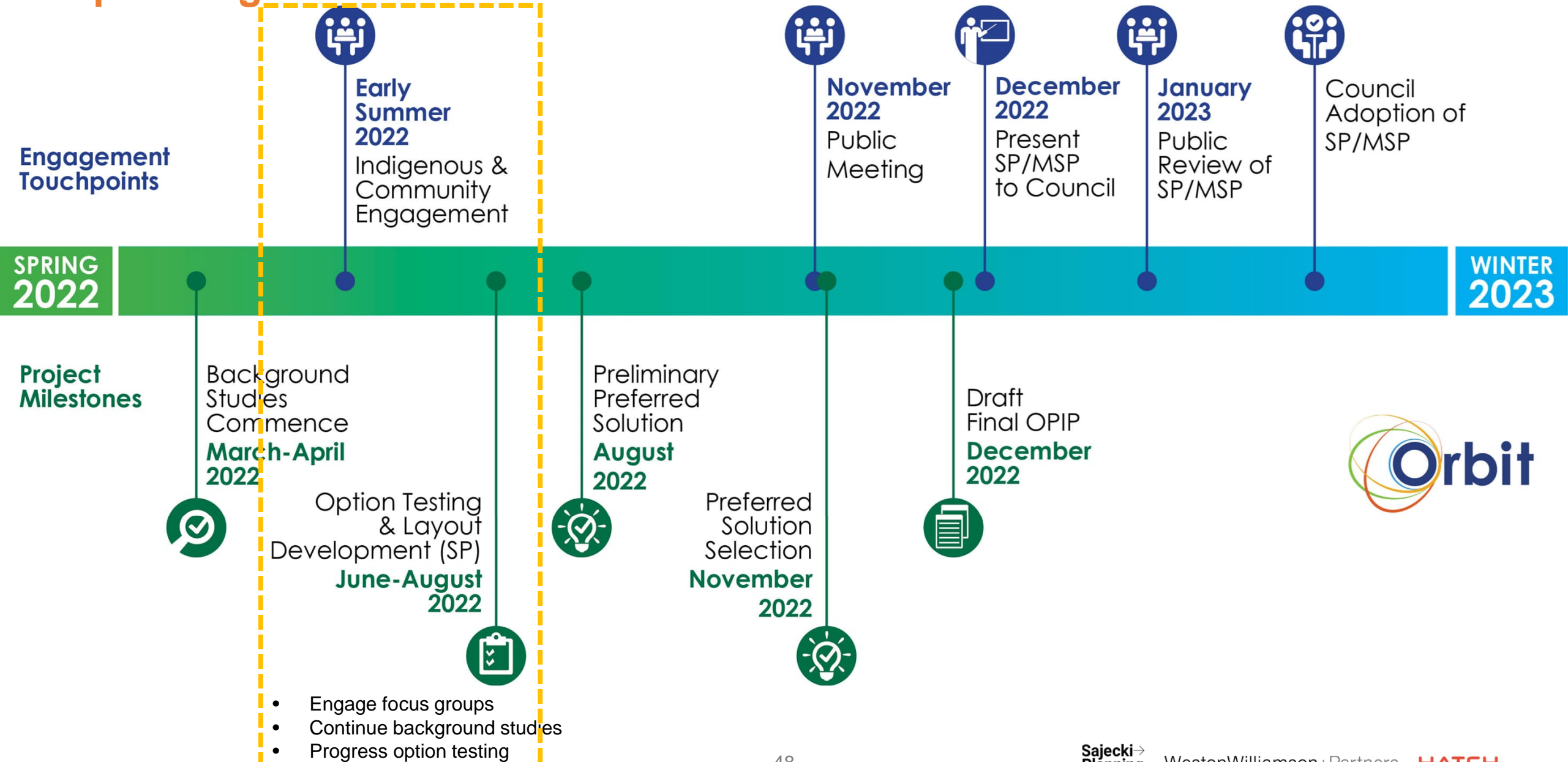
# Example Outputs



# What's next?



# Upcoming Milestones and Activities

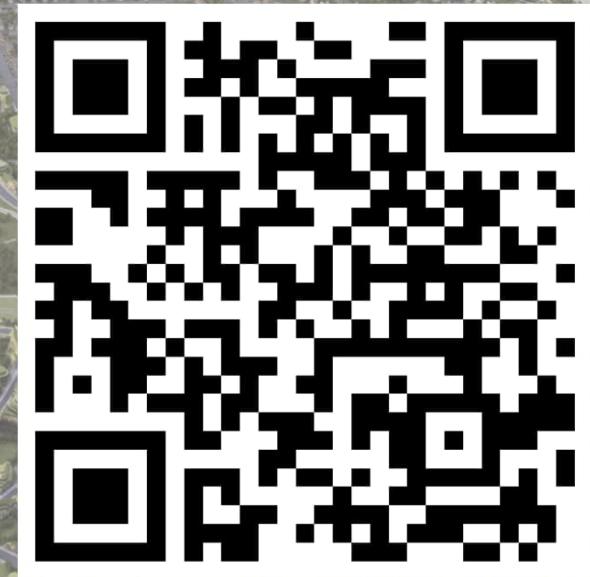






We need your feedback!

Scan the QR code with your phone  
to answer our survey:



CKO



# Q & A and discussion