



Peterborough Architectural Conservation Advisory Committee

19 January 2015

Mr. Brad Appleby,
Planner, Subdivision Control & Special Projects
City of Peterborough
500 George Street North
Peterborough, ON

Re: PACAC Response to Z1418sb & 15T-14502, Draft Plan of Subdivision
821, 825 and 829 Lily Lake Road

Dear Brad,

The committee would like to thank the Planning Department for agreeing with PACAC's recommendations and requesting a Heritage Impact Study be completed regarding this proposed subdivision development. At the meeting of the Peterborough Architectural Conservation Advisory Committee (PACAC) on January 08, 2015 the committee reviewed the Heritage Impact Study and has some additional recommendations regarding the proposed subdivision plan. As well, the committee would like to highlight what it feels are the significant findings of the Study:

- Page 18, Section 3.2.4 "The valley and Jackson Creek have a cultural heritage value as being a natural asset in the prehistoric landscape and being a part of the historical boundaries of former Lot 11."
- Page 24, Section 5.1.4 "The Creek seems to have cultural heritage value which includes pre-contact and early industry use as a resource for power, water fishing and transportation."
- Page 25, Section 5.2.2 "The terrain is quite hilly and modifications to the study area will have an impact on the esthetical values in the valley. The shape of the new terrain will also have an impact on the esthetical values of the landscape in the area visible from the valley and the trail. (primarily at the bridge site)"
- Page 26, Section 5.3 Statement of Significance "The views from the valley and from the trail have cultural heritage significance. Preserving the viewshed from those locations is an important part of maintaining a connection to the landscape."

The findings of the consultant support the committee's opinion outlined in its letter dated 10 March 2014 that "Jackson Park and Jackson Creek Valley represent significant heritage landscapes within the City. Given its rich history and abundant natural heritage features, Jackson Park would be eligible for designation under the Ontario Heritage Act as a Cultural Heritage Landscape.

The findings of the consultant also support the committee's opinion outlined in its letter of 22 October 2013 "PACAC is a committee appointed by City Council to advise it on all matters relating to the preservation of the City's heritage assets under the Ontario Heritage Act (OHA). The committee believes that Jackson Park meets the criteria for designation as a cultural heritage landscape under the Act,..."

PACAC recommends that in order to protect the heritage landscape and viewshed the subdivision plan could be altered to utilize the green space at the north edge of the subdivision as lots while minimizing the number of lots on the southern edge of the development. Other specific recommendations include the following,

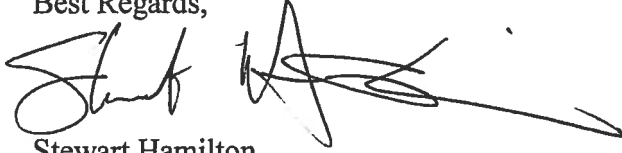
- Convert Block 382 (Parkland), Block 366 and 367 to Medium High Residential Density
- Remove all residential Lot #26 through to and including Lot #31 and create a small parking area
- Create a walking trail starting from the parking area connecting with existing trails in the valley
- Remove all residential lots in southernmost portion marked, Lot #94 through to and including Lot #115, make this section Parkland.

The modification of blocks 382, 366 and 367 could allow the overall density of the area to remain about the same even with the reduction of other building lots. The proposed change to remove lots # 94 through #115 would be in keeping with the recent By-Law # 14-055 (Amendment to the Official Plan) Page 4, section 10.9.3.2.9 "To promote public accessibility to and to protect public views to and from the Jackson Creek Valley, the City will encourage the provision of open space and tree planting along to top of the valley and may consider alternative design standards for streets that abut such open spaces"

PACAC would strongly recommend the developer work with the planning department to design an alternative street through this southernmost most portion of the property that will both satisfy the needs to protect the viewshed and allow for an outstanding development. For example the street position could be moved south slightly, or possibly changed to a one way street, with wide recreational walkways on the south side. Many changes in this area could be considered that would allow for changes to the lots on the north side of street "G". (Lots #116 through #135)

PACAC believes that the Jackson Park valley and creek area will continue to play an important roll in the future of our community and we must protect the natural heritage resource for the enjoyment of future generations.

Best Regards,

A handwritten signature in black ink, appearing to read 'Stewart Hamilton', with a long horizontal flourish extending to the right.

Stewart Hamilton
PACAC Committee Chair

cc: Mr. Ken Doherty, Director of Community Services
cc: Councillor Dean Pappas, PACAC Council Rep.
cc: PACAC File