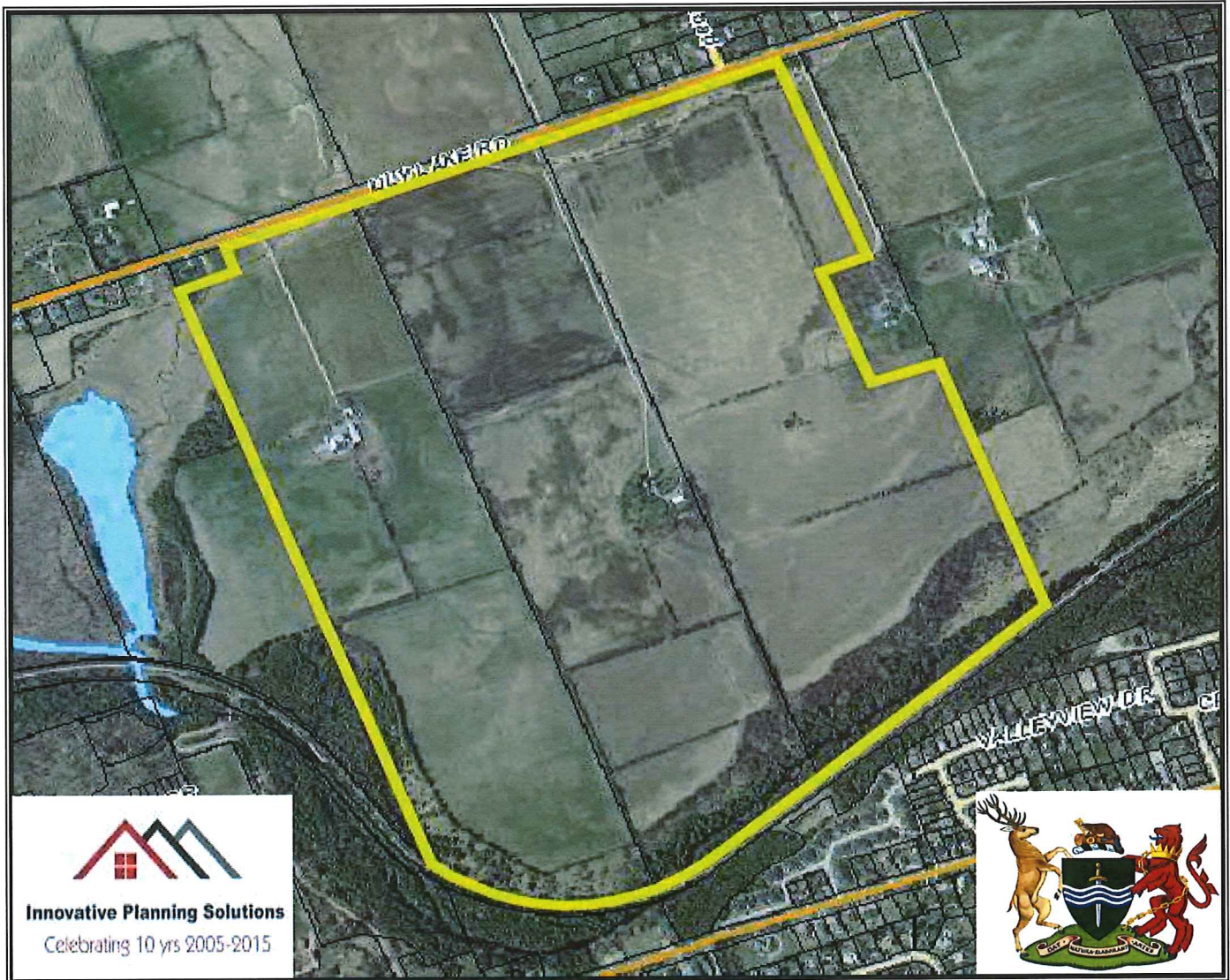




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PLANNING JUSTIFICATION REPORT

663, 689, & 739 LILY LAKE ROAD

CITY OF PETERBOROUGH

**DURHAM BUILDING CORPORATION
663, 689, & 739 LILY LAKE ROAD**

**CITY OF PETERBOROUGH
FORMERLY IN THE TOWNSHIP OF SMITH
PART OF LOTS 9 & 10, CONCESSION 1**

APPLICATIONS FOR

**DRAFT PLAN OF SUBDIVISION
&
ZONING BY-LAW AMENDMENT**

PREPARED BY

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1.0 INTRODUCTION

Innovative Planning Solutions has been retained by Durnham Building Corporation to prepare a Planning Justification Report in relation to Draft Plan of Subdivision and Zoning Bylaw Amendment (ZBA) applications on lands known legally as Part of Lots 9 & 10, Concession 1 formerly in the Township of Smith, now in the City of Peterborough. The lands are known municipally as 663, 689, & 739 Lily Lake Road. The lands subject to these applications encompass an area of 114.5 ha (282.9 acres) with 884.0 metres (2900.4 ft) of frontage on Lily Lake Road (County Road 12). Figure 1 shows the location of the subject property, outlined in yellow.

Figure 1: Location of Subject Property

Source: County of Peterborough



The purpose of these applications is to facilitate the development of a major portion (west portion) of the Lily Lake Secondary Plan. The proposed development has been planned in such a fashion which will contribute to a complete community. The proposed Subdivision will consist of one thousand two-hundred and fifty-seven (1,257) residential lots with another estimated three-hundred and forty (340) residential units on medium-high density blocks. In addition to residential uses, the proposed subdivision reserves 1.06 ha (2.62 ac) for commercial use, 2.09 ha (5.16 ac) for institutional use (school), 0.32 ha (0.79 ac) for walkways, 2.11 ha (5.21 ac) for parkland, 0.29 ha (0.72 ac) as trails, 4.08 ha (10.08 ac.) for stormwater management, 0.94 ha. (2.32 ac) as open space, 0.25 ha (0.62 ac) for a proposed infrastructure corridor, 22.9 ha (56.6 ac) for roadways, and 24.7 ha (61.0 ac) as environmental protection.

The proposed zoning by-law amendment will implement the Draft Plan of Subdivision, while providing for appropriate regulations relative to the varied uses within the plan.

The following report will review the applicable policies found within the documents noted below to justify the application under good planning principles:

- Places to Grow: Growth Plan for the Greater Golden Horseshoe (2013)
- Provincial Policy Statement (2014)
- City of Peterborough Official Plan (May 2014 Consolidation)
- City of Peterborough Lily Lake Secondary Plan (December 2014 OMB Decision)

2.0 BACKGROUND

The subject lands, along with additional lands adjacent to the east, were annexed from the former Township of Smith-Ennismore-Lakefield in 2008. These annexed lands are referred to as the Lily Lake Planning Area. The Lily Lake

Planning Area is one of five (5) significant areas annexed in 1998 and 2008, required by the City of Peterborough in order to accommodate the anticipated long term residential growth within the City.

Prior to development within the Lily Lake Planning Area, the City required a comprehensive review be completed of the entire area, specifically relating to major planning issues. Such a comprehensive review would avoid problems created by approving subdivisions within the Planning Area on a site by site basis. In 2012, the City finalized the Lily Lake Functional Planning Study, completed by a team of specialized sub-consultants. This Functional Planning Study analyzed development potential within the Lily Lake Planning Area, investigating servicing, stormwater management, natural environment, hydrogeology and geology, traffic and cultural heritage.

Following lengthy and extensive multi-disciplinary analysis, the Lily Lake Secondary Plan was approved by the City of Peterborough, and the Ontario Municipal Board, in 2014. It is the intent of these applications to implement the approved Lily Lake Secondary Plan as it relates to the subject lands.

3.0 SITE DESCRIPTION and SURROUNDING LAND USES

The subject properties are known municipally as 663, 689, and 739 Lily Lake Road and are located in the northwest corner of the City of Peterborough directly north of Jackson Creek. The lands have an approximate area of 114.5 hectares (282.9 acres) with 884.0 metres (2900.4 ft) of frontage on Lily Lake Road. The lands are the current location of three (3) single-detached residences and associated agricultural structures respectively. The current uses are serviced utilizing private septic and well systems.

Significant vegetation exists on site, situated mainly along the southern and western boundary abutting Jackson Creek. Directly abutting the site to the west

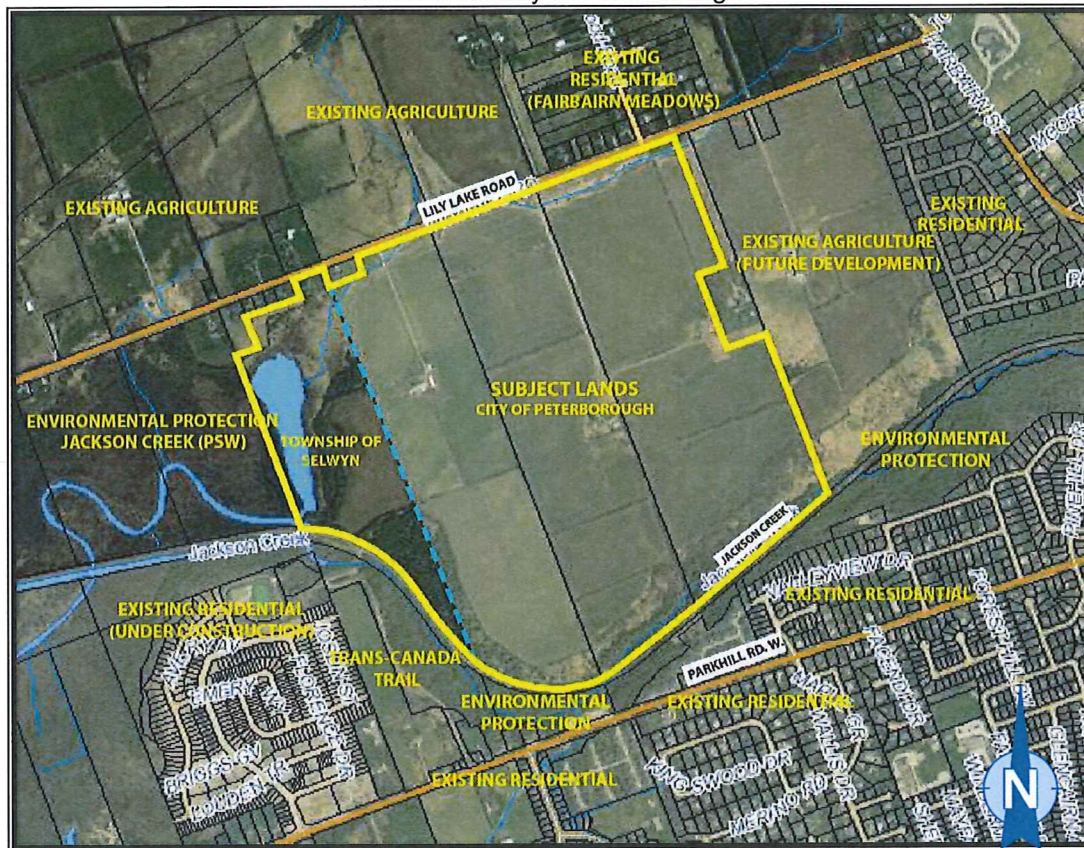
are lands also owned by the applicant and currently subject to active planning applications in the Township of Selwyn to permit the placement of a stormwater management pond and infrastructure corridor associated with this development. Further west is a permanent water body (Lily Lake) and associated tributaries to the Jackson Creek Provincially Significant Wetland. A portion of the abutting land to the west (645 Lily Lake Road) will be utilized for stormwater management and associated infrastructure in order to service the proposed subdivision, while the remainder of the property will remain in its current state.

The subject lands and surrounding land uses are depicted in Figure 2, while Figures 3 through 5 depict the subject property from Lily Lake Road (Northern Boundary viewing South). Surrounding land uses include:

- North: Agricultural uses located outside of the City limits. To the northeast is an existing residential subdivision known as Fairbairn Meadows.
- South: Jackson's Creek, the Trans-Canada Trail, and associated Environmental Protection lands. South of the creek is the built-up area of the City of Peterborough comprised of mostly existing residential uses.
- East: Existing agricultural uses which have been designated for residential use within the Secondary Plan. Farther east is an existing residential subdivision and Fairbairn St.
- West: Directly west is the municipal boundary between the City of Peterborough and the Township of Selwyn. A small agricultural field, Lily Lake, along with tributaries of the Jackson Creek PSW.

Figure 2: Surrounding Uses

Source: County of Peterborough



**Figure 3: 663 Lily Lake Rd.
Looking south from Lily Lake Road**

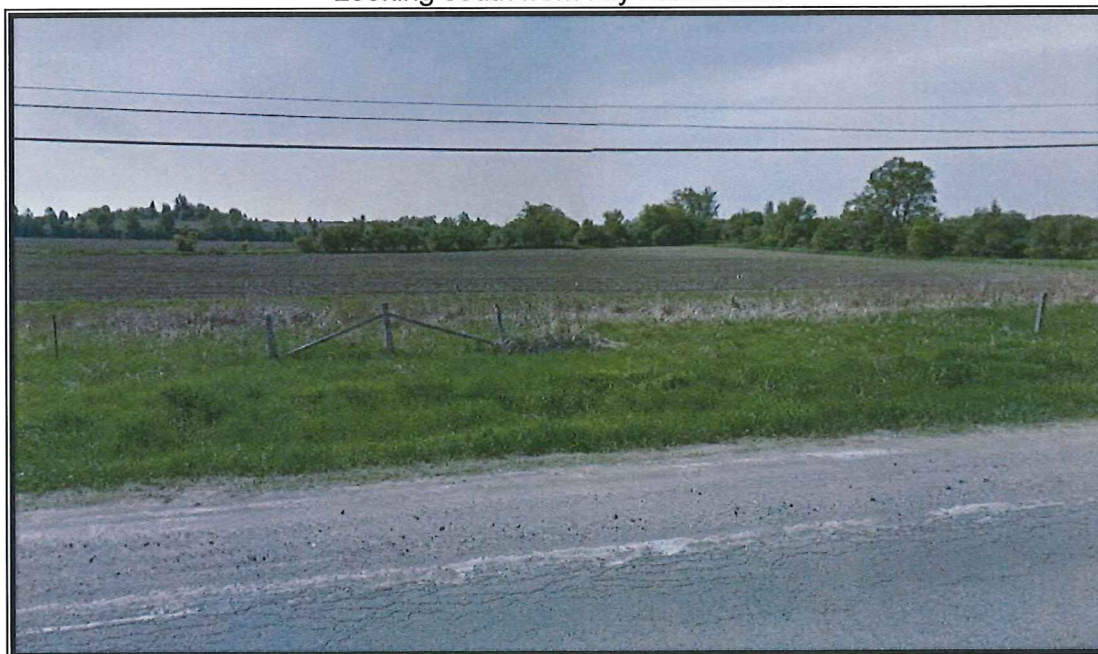


Figure 4: 689 Lily Lake Rd.
Looking south from Lily Lake Road



Figure 5: 739 Lily Lake Rd.
Looking south from Lily Lake Road



4.0 DESCRIPTION OF DEVELOPMENT

4.1 DRAFT PLAN OF SUBDIVISION

In accordance with the approved Lily Lake Secondary Plan, the subject lands are currently designated Local Commercial, Low Density Residential, Medium Density Residential, Medium-High Density Residential, Major Open Space, Parkland, Infrastructure Corridor/Other Open Space, Public Service, and Stormwater Management as shown in Figure 6. This development respects and adheres to these designations, and does not propose to alter any of them. As such, no Official Plan Amendment is required.

A total of one-thousand two-hundred and fifty-seven (1257) residential lots are proposed. One-hundred twenty-seven (127) lots will possess a minimum frontage of 15.24 metres (50.0 ft), two-hundred ninety-seven (297) lots will possess a minimum frontage of 12.19 metres (40.0 ft), four-hundred seventy-four (474) lots will possess a minimum frontage of 10.60 metres (34.7 ft), and three-hundred fifty-nine (359) townhome lots shall possess a minimum frontage of 6.70 metres (22.0 ft). Utilizing a density of 70 units per hectare for the medium-high density areas, it is expected a further three-hundred forty (340) units will be created in these areas.

In accordance with the Secondary Plan, the proposed development has been designed to provide a broad range and mixture of housing types and options to accommodate future population. The subdivision design places medium-high density residential in the north-east corner of the development, radiating outward and transitioning to lower density development working its way south and west. The medium-high density development interfaces for the most part with only medium density development (townhouses), while the medium density development then interfaces with the smallest of the single detached lots. The detached residential lots transition from smaller to larger as the development approaches its limits. The largest detached lots (premium lots) can be found

lining the perimeter of the subdivision to provide the least amount of impact to the environmental protection lands.

The subdivision road network has been designed in accordance with the Lily Lake Secondary Plan (see Figure 6). The subdivision will possess two north-south 26.0 metre collector roads which connect to Lily Lake Road, along with two east-west 26.0 metre collector roads which connect to the adjacent subdivision to the east. These collector roads shall have the capacity to accommodate sidewalks on each side of the road, along with dedicated bicycle lanes. The remainder of the subdivision possesses a grid network of 18.5 metre local roads to maximize efficiency, while promoting active transportation. All local roads shall connect to or lead to the collector roads. All internal roads (collector and local) shall be constructed as per City engineering standards.

The subdivision design provides for one (1) school block, for use by either of the two respective school boards (Catholic or Public). A significant park is positioned adjacent to the school block, centrally located for use by all future residents of this development. The park comprises an area of 2.1 hectares (5.2 acres).

Stormwater management for the proposed development is directed to two SWM Ponds respectively. The South pond, positioned adjacent to premium detached residential lots, as well as environmental protection land, is fully within the City of Peterborough limits. The West pond, also positioned adjacent to premium detached residential lots and environmental protection land, is for the most part positioned within the Township of Selwyn, with a small strip of pond area located within the City limits. As this SWN Pond is located outside of the City limits, it cannot be included within a City Draft Plan or Zoning Bylaw Amendment. This pond is subject to Official Plan Amendment, Zoning Bylaw Amendment, and Site Plan applications through the Township of Selwyn and the County of Peterborough. Engineering, Environmental, and Planning justification for the location of this pond within the Township of Selwyn have been provided to the Township, County, and City respectively. These two ponds will service all of the development lands within this Draft Plan.

The subdivision design provides for two major environmental protection (designated Major Open Space) areas. The northern environmental area is positioned between the northern limit of proposed development and Lily Lake Road. The north environmental area is associated with a watercourse and associated flood plain. The southern environmental area is positioned between the southern limit of the proposed development and the adjacent Trans Canada Trail / Jackson's Creek. This environmental area is associated with steep slopes and associated retained vegetation.

In accordance with the secondary plan, the proposed subdivision possesses a trail / walkway connections in the north, south, and west directions. These trails will allow pedestrians and cyclists to access Lily Lake Road, Jackson's Creek, the Trans Canada Trail, and the centrally located Park. Several other open space blocks are found on the east and north portions of the subdivision.

The proposed subdivision will be fully serviced by municipal water and sanitary sewage. The draft plan of subdivision can be reviewed under Appendix 1.

Figure 6: Subject Property Designation



4.2 ZONING BYLAW AMENDMENT APPLICATION

The lands subject to the proposed ZBA application are currently zoned under the following categories:

- A.2 (Smith) – Rural Zone
- A2-158 (Smith) – Rural Zone
- A2-221 (Smith) – Rural Zone
- H (Smith) – Hazard Zone.

In order to facilitate the Draft Plan of Subdivision, the subject lands are proposed to be rezoned to those shown in Table 1. Table 1 depicts each zone with its corresponding use within the Draft Plan.

Table 1: Proposed Zones and Associated Uses

Zone	Symbol	Use(s)
Residential District 1	RS.1	Single-Detached Residence (large)
Residential District 2	RS.2	Single-Detached Residence (small)
Residential District 3 Exception	RS.3-xy	Townhouses – provision for minimum lot area (210 m ²)
Residential District 5	RS.5	Medium-High Density Blocks (apartments)
Open Space District 1	OS.1	Environmental Protection
Open Space District 2	OS.2	Stormwater Management & Park
Public Service District 1	PS.1	Infrastructure Corridor
Public Service District 2	PS.2	School
Commercial District 1	C.1	Local Commercial

Appendix 2 provides a Draft Zoning By-Law Amendment for review along with the proposed zoning Schedule 'A'.

4.3 TECHNICAL REPORTS

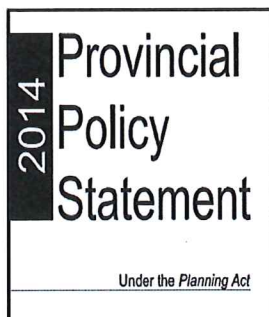
A significant number of technical reports have been completed to ensure the feasibility of the proposed development. Reports that accompany the following applications include:

- Functional Servicing Report, including Stormwater Management, Water Balance, Geotechnical, and Flood components
- Environmental Impact Study
- Archaeological Impact Assessment
- Tree Inventory & Preservation Report
- Cultural Heritage Impact Study
- Erosion Hazard Limit Study
- Traffic Impact Study

5.0 PLANNING POLICY AND ANALYSIS

Section 5.0 will outline the applicable planning and development policies impacting the proposed application. Each subsection will outline the applicable policies and contain planning rationale on conformity and development principles.

5.1 PROVINCIAL POLICY STATEMENT (PPS)



The Provincial Policy Statement has been reviewed relative to this application with particular emphasis placed on the following sections.

- Section 1.1 Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns
- Section 1.1.3 Settlement Areas
- Section 1.4 Housing
- Section 2.1 Natural Heritage

Section 1.1 of the PPS highlights the importance of building healthy, liveable, and safe communities. Specifically, Section 1.1.1 states that healthy communities are sustained by:

- a) *Accommodating an appropriate range and mix of residential, institutional, recreation, park and open space, and other uses to meet long-term needs*

The proposed subdivision incorporates all these elements including significant areas for recreation, a block of land for a future school site, as well residential uses ranging from low-density single-detached lots, to blocks reserved for medium-high density residential use. The plan also contemplates commercial space in the northeast of the subdivision. The proposed design of the community will place the institutional use (school) and parkland at the centre of the community in order to provide equal access for all potential residents, as well as providing a focal point for the community as a whole.

Other policies within Sec. 1.1.1 relate to ensuring the environmental and public health are protected, ensuring that the proposed development will not impact future expansion of the settlement area, minimizing land consumption and servicing costs, and conserving biodiversity. These objectives have been considered by the proposed development, and much effort has been expended ensuring conformity with these policies. Specifically, restrictive zoning (Environmental Protection) is proposed to be put in place in areas containing significant natural heritage features. The plan has been developed to achieve a higher density in order to ensure the land is utilized efficiently, and the proposed infrastructure will service the maximum amount of prospective residents.

Section 1.1.3 dictates the policies for development within settlement areas. Specifically, Section 1.1.3.2 states that land use patterns within settlement areas should provide a variety of densities and uses that effectively use resources, are appropriate for the type of infrastructure that is available or planned, and support transit and active transportation where applicable. The proposed development per the Plan of Subdivision, contemplates a complete community with a variety of

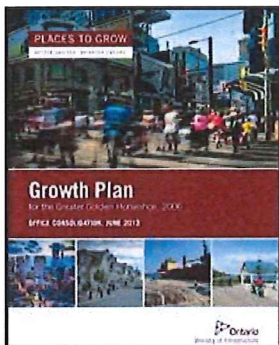
housing options that are planned at a density supportive of transit and that will effectively utilize the infrastructure planned for the area. Given the scale of the proposed development, an additional bus route or the continuation of Route 3 will provide access to Peterborough Transit. The subject lands are also designated for growth through OPA 136, and adjacent to the existing built-up area in keeping with Section 1.1.3.6.

Section 1.4.3 promotes development that contemplates a range and mix of housing types and densities in order to meet projected demands for housing by current and future residents. Specifically, Section 1.4.3 (c) directs new housing to locations where the appropriate levels of infrastructure and public service facilities are located or are planned to be located. The proposed subdivision is planned to make use of full municipal servicing and will incorporate areas for institutional and recreational use in addition to the residential use that will range from low to high density built-form.

Section 2.1 of the PPS provides policy direction relative to Natural Heritage features. Policy 2.1.3 (b) states that development and site alteration shall not be permitted in significant wetlands in Ecoregions 5E, 6E and 7E. The proposed development is located beyond the Jacksons Creek PSW. Policy 2.1.6 continues to state that Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.3-2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. Based on the requirements of this policy, an Environmental Impact Study has been prepared by Azimuth Environmental Consultants to demonstrate that the ecological function of the adjacent lands will suffer no negative impacts as a result of this development. It is also important to note that environmental work was also completed in support of the Lily Lake Secondary Plan. The additional work completed by the applicant further supports the delineation of environmental features and functions on site.

Specifically to the proposed west Stormwater Management Pond, for the most part within the Township of Selwyn, planning at the provincial level often ignores municipal boundaries and promotes comprehensive development plans that protect and manage important provincial interests. The Environmental Impact Study prepared accompanying this submission ensures the ultimate protection of the Provincially Significant Wetland, west of the SWM Pond. Through the comprehensive studies prepared in support of the Lily Lake Secondary Plan, in addition to the studies completed in support of these applications, it has been determined that the most appropriate location for a stormwater management facility is on the Selwyn lands, adjacent to the City of Peterborough limits.

The proposed Draft Plan of Subdivision and Zoning By-law Amendment application is consistent with the policies of the PPS (2014).



5.2 GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE

The Growth Plan has been reviewed relative to this application with particular emphasis placed on the following sections:

Section 2.2.2	Managing Growth
Section 2.2.7	Designated Greenfield Areas
Section 3.2.1	Infrastructure Planning
Section 4.2.1	Natural Systems

Section 2.2.2 of the Growth Plan dictates the policies governing growth. Section 2.2.2.1 (c) states that new development taking place on designated greenfield lands shall be compact and transit supportive. Further, Section 2.2.2.1 (h) encourages the development of complete communities with a diverse mix of land uses, a mix of employment and housing types, as well as high quality public open space. The proposed Plan of Subdivision incorporates all of these elements in order to ensure the extent of the lands are planned as a community that is

functional, safe, and offers a wide variety of housing, recreation, and employment opportunities.

Section 2.2.7 of the Growth Plan deals directly with development in designated greenfield areas (DGA). Much of the direction given in this Section mirrors the policies of Section 2.2.2.1; planning complete communities, providing a mix and variety of uses, creating high quality public open spaces, and supporting active transportation. Section 2.2.7.2 applies a minimum density target of 50 residents and jobs per hectare for developments utilizing designated greenfield lands. Tables 1 & 2 provide a breakdown of the both the residential and employment density as proposed by this development. These tables utilize information relative to persons per type of residential unit, commercial jobs per square metre of employment space, and residential-based jobs as a percent of residential dwellings. This information was derived from the City of Peterborough Development Charges Background Study (2013). Overall, the proposed development will possess a DGA density of approximately 50 people/jobs per hectare in keeping with Section 2.2.7.2 of the Growth Plan.

Table 2: Overview of Proposed Residential Density

	Units	Persons Per Unit	Population
Single-Detached	898	2.86 ¹	2568.3
Medium Density (Townhouses)	359	2.27 ¹	814.9
Medium-High Density	340	2.27 ¹	771.8
Total Population	4155		
Total Developable area¹	88.86		
Residential DGA Density (people/ha)	46.75		

¹Area excludes Environmental Protection, Infrastructure Corridor, & Open Space

Table 3: Overview of Proposed Employment Density

	Estimated Floor Space	Floor Space per Worker (FSW) (m ² /employee)	Employment	Jobs/ha
Commercial	3,000 m ²	40 ²	75	0.88
Institutional	4,600 m ²	40 ²	115	1.29
	Total Population Generated by Development	Home Occupation Rate (% of total population)		
Home Occupations	4155	2.3	95.56	1.08
Total DGA Employment (jobs/ha)	3.25			

¹ City-wide Development Charges Background Study – City of Peterborough. Hemson Consulting Ltd. 2014, pg. 47.

² City-wide Development Charges Background Study – City of Peterborough. Hemson Consulting Ltd. 2014, pg. 48.

The proposed plan incorporates many of these public facilities including parkland, high quality open space, recreation areas (trails), a future school, and access to natural heritage areas. Commercial space is made available located in the northeast corner of the plan at the corner of intersecting arterial roads. The plan incorporates accessible open space and trail access along the perimeter of the subject lands providing efficient access for residential uses located within the interior of the lands. A large block dedicated to parkland use has also been incorporated in the centre of the development, furthering access to public facilities for prospective residents in keeping with Section 2.1.7.

Policies regarding growth management can be found within Sec. 2.4.2 of the City's Official Plan. As they relate to the proposed development, the policies dictate that Designated Greenfield Area are to be planned to achieve a minimum density of 50 persons/jobs per hectare and shall provide a sufficient range and mix of employment, housing and other land use opportunities (2.4.2 (a) & (d)). The proposed development achieves the prescribed minimum density, while incorporating a variety and range of uses including residential, commercial, institutional, open space, parkland, as well as efficient linkages connection all uses (trails, sidewalks, walkways).

Section 2.4.7 deals directly with development on Designated Greenfield Areas. Specifically the Official Plan states that the development of Greenfield Areas will be planned as compact, transit supportive areas through the development of Secondary Plan. These Secondary Plans will be coordinated in order to provide for:

- a) complete communities that include convenient access to jobs, local services, community infrastructure (including schools, parks and healthcare) a range of housing, including affordable housing, that will be suitable for broad range of age groups*
- b) urban forms and densities that support and encourage the use of transit and safe means of walking and cycling*

- c) a diverse mixture of land uses, including residential, institutional, and local employment uses.*
- d) high quality design of urban streetscapes and public open spaces that provide convenient linkages and foster the use of transit, walking and cycling as alternatives to the private automobile*
- e) appropriate phasing of development*

A review of these components as well as the Lily Lake Secondary Plan can be found in Sec. 5.3.1 of this report.

Policies regarding the long-term protection of Natural Heritage features are contained within Section 2.4.10 of the Official Plan. These policies provide protection for prominent ecological features such as: endangered species habitat, wetlands, woodlands, valley lands, significant wildlife habitat, and areas of natural and scientific interests (ANSIs). Per Section 2.4.10.3, development and site alteration on adjacent lands to the features identified as ecologically sensitive shall not be permitted unless the ecological function of those features have been evaluated and it has been demonstrated that no negative impact will result from the proposed development. Given the subject land's proximity to the Jackson Creek Wetland as well as the valley lands associated with the Jackson Creek watercourse, an Environmental Impact Study was commissioned and conducted by Azimuth Environmental Consultants. This study concludes that the proposed plan of subdivision will not result in adverse impacts those ecological functions and further recommends mitigation measures to enhance the features.

Section 4.2 of the Official Plan provides the policies relative to lands designated Residential. The objectives of the Residential designation as offered in Section 4.2.1.2 of the Official Plan relate to providing a broad range of housing types on lands deemed suitable for residential expansion in order to accommodate anticipated demands within the City. The subject lands have been designated for residential use as shown on Schedule 'A' of the Official Plan. A Secondary Plan

has been prepared for the lands indicating the intent of the City to promote residential development in the Lily Lake Area. The proposed plan of subdivision promotes a range and variety of residential use by proposing traditional single-detached lots, townhouse units, as well as blocks reserved for medium/high density development. A Functional Servicing Report has been prepared by Valdor Engineering, while an Environmental Impact Study has been prepared by Azimuth Environmental, each detailing the suitability of the subject lands to accommodate the level of residential development proposed by the current application.

Section 4.2.3 provides policies relating to the production of housing. Specifically, Section 4.2.3.1 and Table 3 indicate the maximum number of dwelling units permitted within defined Secondary Plan areas. The subject lands are contained, in their entirety, within the Lily Lake Secondary Plan. Concordantly, residential development within this Secondary Plan area is limited to 2800 residential units (1400 low density, 1400 medium density). Currently, two (2) Plans of Subdivision are proposing residential development. Table 4 provides a breakdown of proposed units by built form and location. As shown, both plans of subdivision

Table 4: Residential Development by Secondary Land Use Plan Area

	Part Lot 9 & 10, Concession 1	Part Lot 11, Concession 1	Total	Max. Residential Units per OP Table 1
Low Density Units	898	365	1263	1400
Medium Density Units	699	524	1223	1400
Total	1597	889	2489	2800

account for less than the maximum allowable residential development within the Lily Lake Secondary Planning Area.

Section 4.2.3.5 of the Official Plan sets forth affordable housing objectives relative to all new development within the City of Peterborough. These policies require that at 10% of all new residential units be affordable. This component is to be thoroughly reviewed for any new development where 25 or more single and/or semi-detached dwelling units or 50 or more multi-family dwelling units are proposed per Section 4.2.3.6. Under Section 9.8.8 of the Official Plan, affordable housing relative to ownership, is defined as:

- a) In the case of ownership, housing, the least expensive of:
 - i. housing for which the purchase price results in annual accommodation costs which do not exceed 30 per cent of gross annual household income for low and moderate income households; or
 - ii. housing for which the purchase price is at least 10 per cent below the average purchase price of a resale unit in the regional market area;

A minimum of 10% of the units constructed within this development will satisfy the definition of affordable housing in accordance with the City's Official Plan. This target will likely be operationalized as an item within the Subdivision Agreement.

The proposed development conforms to the City of Peterborough Official Plan.

5.3.1 LILY LAKE SECONDARY PLAN

The Lily Lake Secondary Plan (LLSP) was created in order to provide direction for the Lily Lake Development area which was added to the City of Peterborough through an annexation agreement with the Township of Smith-Ennismore-Lakefield in 2008. Section 9.5 of the City of Peterborough Official Plan dictates that a Secondary Plan be required for each development area identified in the City.

Per Section 10.9.2.1 it is the objective of the Secondary Plan to establish a complete community for the lands located North of Jackson Creek and South of Lily Lake Road (subject lands). In order to achieve a complete community the secondary plan contemplates the inclusion of elements that result in access to jobs, local services, community infrastructure (schools, parks), and range of housing, including affordable housing, that is suitable for a broad range of age groups. These elements have been recognized within the conceptual land use plan attached to the Secondary Plan as Schedule 'A' and provided within the City's Official Plan as Schedule 'R'. Per Section 10.9.3.3.1 the land use areas and limits detailed within the Lily Lake Secondary Land Use plan are considered approximate and deviations from the land use plan can be made without amendment to the Official Plan provided the intent and purpose of the Secondary Plan is maintained. The proposed plan provides for a broad range of housing options including affordable units (as defined in Section 9.8.8 of the Official Plan), lands designated for commercial and institutional use that will generate employment opportunities, as well as high quality open space and parkland.

Section 10.9.3 of the Secondary Plan provides the policies relative to the development of the community structure. Sec 10.9.3.2.1 deals directly with the Natural Heritage System that includes Natural Areas, Open Space and Parkland. Specifically, these policies provide protection for the ecological function relative to the Jackson Creek East Provincially Significant Wetland, Jackson Creek, unevaluated wetland pockets associated with Jackson Creek, wildlife habitat and linkages, as well as areas harbouring species at risk. Development within the proximity of these features requires the completion of an Environmental Impact Study prior to development or site alteration that will detail the limits of identified Natural Areas and delineate appropriate development setbacks. An Environmental Impact Study has been commissioned and completed by Azimuth Environmental Consultants for the proposed development and proposes significant development setbacks as well as other mitigation measures to

enhance the natural features found on and adjacent to the subject lands. Section 10.9.3.4 allows for development on lands adjacent to the Jackson Creek Wetland without amendment to the Secondary Plan but should generally consist of low density development. The lands along the western limit of the subject lands which abut the Jackson Creek Wetland have been developed with premium (large frontage) low density residential uses (single-detached) in keeping with Section 10.9.3.4.

Section 10.9.3.3 provides directives for land uses within the Secondary Planning area. With regards to residential development, Section 10.9.3.3.2 provides that the area is to be planned to achieve a minimum density of 50 residents and jobs per hectare combined. In order to achieve this objective the following residential density targets are provided:

- Low Density Residential – 25 units per hectare
- Medium Density – 45 units per hectare
- Medium-High Density – 60 units per hectare

The density calculations for the proposed plan of subdivision have been provided in Table 4 relative the amount of land prescribed for each type of residential form.

Table 4: Proposed Development Density Calculations

	Units	Area (ha.)	Density (units/ha)
Low Density (Single-Detached)	898	31.16	28.82
Medium Density (Townhouses)	359	10.17	35.30
Medium-High Density	340	4.86	69.96
Average			44.70

As Table 4 describes, the proposed plan exceeds the minimum density targets for both low density and medium-high density residential land use. Although the

medium density minimum target is not realized, the plan still achieves the Designated Greenfield density target of 50 jobs and people per hectare as described in section 5.2 of this report and in keeping with Provincial and Local planning policy.

Per Section 10.9.3.3.8 a 'Neighbourhood Core' is to be implemented along the north and south sides of the most northerly east-west collector street as outlined on Schedule 'R'. This neighbourhood core is to be planned to incorporate a variety of uses and spaces including the integration of Local Commercial uses that will provide prospective residents efficient access to a range of commercial goods and services that are required on a daily basis. Per Schedule 'R', this Neighbourhood Core is to incorporate medium and medium-high density residential uses as well as an area reserved for commercial use. The proposed Plan of Subdivision locates Townhouses, medium-high density residential blocks, and commercial block in keeping with the policies of 10.9.3.3.78, while maintaining the intent of Schedule 'R'. Section 10.9.3.3.9 requires that an area be protected within the southwest portion of the planning area for municipal infrastructure installations that may be required to service Parkhill Road in the future. This area has been provided in the form of a 0.25 ha block reserved for municipal infrastructure.

The LLSP incorporates requirements relative to transportation under Section 10.9.3.4. Within these policies, Sec. 10.9.3.4.1 indicates that the streets shown on Schedule 'R' are to be considered to be approximate and that the locations and alignment will be determined at the time of Subdivision Approval without amendment to the LLSP. These policies go on to state that a Traffic Impact Study will be required to be completed by proponents of the development. Accompanying this application is a Traffic Impact Study completed by JD Engineering which reviews the traffic distribution of the proposed development.

The road network of the proposed development has been designed to closely resemble the network provided on Schedule 'R'. High capacity collector streets will form the spine of the development with local streets interspersed providing access to low and medium density residential use. Medium-high density residential uses and local commercial uses have been located along these high capacity collector streets in order to provide the capacity needs for more intensive traffic generation. Further, two roundabouts have been proposed at two prominent intersections of collector streets in keeping with Section 10.9.3.4.4 of the LLSP.

Pedestrian and bicycle linkages form integral components of the transportation plan for the Lily Lake Planning Area. Section 10.9.3.4.7 of the LLSP requires that off-road facilities (trails, walkways) be implemented as a condition of development approvals. The proposed development provides for multi-modal (active transportation) linkages between parkland and open space as well as features abutting the Lily Lake Planning Area. The proposed plan contemplates two (2) such pedestrian facilities; one running north/south providing access to the north environmental protection area, through the neighbourhood core, culminating at the school and parkland blocks. The other pedestrian walkway runs east/west providing a link to the Trans-Canada trail, through low-density residential uses, and culminating at street 'FF' which provides pedestrian access to the parkland.

Sec 10.9.3.5 relates to the provision of stormwater management facilities. These policies require that a stormwater management plan be prepared that includes measures to: minimize thermal and chemical impacts on waterbodies, minimizing changes in water balance and erosion, maximize the extent and function of vegetative and pervious services, and promote stormwater management best practices. Valdor Engineering Inc. has completed a detailed stormwater management study in conjunction with all supporting Environmental / Hydrogeological / Geotechnical information.

Under Section 10.9.3.5.2 it is the intent of the City to work with the Township of Selwyn to provide for a stormwater management facility on lands known municipally as 645 Lily Lake Road through a cross-boundary servicing agreement. Concurrent applications have been filed within the Township of Selwyn (OPA/ZBA) to allow for the stormwater management facility, trail connection, and infrastructure corridor. The proposed development within the Township of Selwyn will protect and enhance features of the adjacent Jackson Creek wetland. Under these applications, approximately 7.3 ha (18.05 ac) of lands located at 645 Lily Lake Road will be utilized as a stormwater management facility in keeping with Sections 10.9.3.5.2 and 10.9.3.6.5 of the LLSP.

Under Section 10.9.3.8 the City reserves the right to implement or request from applicants an Urban Design program in order to foster a high degree of urban design and distinct built character. The City has advised, through its complete application requirements, that this Urban Design program will be required as a condition of Draft Plan approval.

The proposed Draft Plan of Subdivision and associated Zoning By-law Amendment applications maintain the intent of the Lily Lake Secondary Plan.

6.0 CONCLUSION

The following applications represent implementation of the master planned Lily Lake Planning Area, within the City of Peterborough. The proposed Draft Plan of Subdivision and Zoning By-Law Amendment applications aim to facilitate a total of 1597 residential units in the form of single detached dwellings, townhouses, and medium/high density units. The proposed development will be serviced by municipal water and wastewater systems, and will achieve the mandated 50 persons and jobs per hectare density required for Greenfield areas. These applications will permit the subject lands to develop to their full potential, in an

efficient and compact manner as realized under provincial, county and local planning policy.

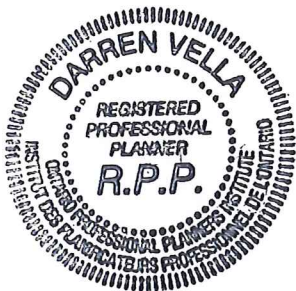
The subject lands are positioned on lands designated for growth within the City of Peterborough. The proposed development will create a complete community in accordance with the Lily Lake Secondary Plan, while maintaining compatibility with surrounding land uses, and respecting / enhancing environmental features.

It is my professional planning opinion that this development conforms to the goals and objectives of the Provincial Policy Statement, the Provincial Growth Plan, and the City's Official Plan/Secondary Plan respectively. As such, these applications represent good planning.

Respectfully submitted,



Darren Vella, MCIP, RPP
President & Director of Planning



APPENDIX 1: Draft Plan of Subdivision

APPENDIX 2: Draft Zoning By-Law Amendment

THE CITY OF PETERBOROUGH ZONING BY-LAW NUMBER 97-DRAFT

"A By-law of the City of Peterborough to amend Zoning By-Law No. 97-123 by rezoning lands described as parts of Lots 9 & 10, Concession 1, geographic Township of Smith, City of Peterborough, municipally known as 663, 689 & 739 Lily Lake Road, from the 'Agricultural 2' [A.2(Smith)], 'Agricultural 2 Exception 158' [A.2-158(Smith)], 'Agricultural 2 Exception 221' [A.2-221(Smith)] and 'Hazard' [H (Smith)] Zones to part 'Residential District 1 (RS.1), part 'Residential District 2' (RS.2), part 'Residential District 3 Exception' (RS.3-xy), part 'Residential District 5' (RS.5), part 'Open Space District 1' (OS.1), part 'Open Space District 2' (OS.2), part 'Public Space District 1' (PS.1), part 'Public Space District 2 (PS.2), and part 'Commercial District 1' (C.1) Zones.

WHEREAS the Council of the Corporation of the City of Peterborough may pass by-laws pursuant to Section 34 of the Planning Act, R.S.O 1990, as amended;

AND WHEREAS the Council of the Corporation of the City of Peterborough has determined a need to rezone a parcel of land known municipally as 663, 689, & 739 Lily Lake Road;

AND WHEREAS the Council of the Corporation of the City of Peterborough deems the said application to be in conformity with the Official Plan of the City of Peterborough, as amended, and deems it advisable to amend By-law 97-123.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF PETERBOROUGH HEREBY ENACTS AS FOLLOWS:

1. **THAT** the Zoning By-Law Map 29, is hereby further amended by rezoning those lands described as part of Lots 9 & 10, Concession 1, geographic Township of Smith, City of Peterborough, municipally known as 663, 689 & 739 Lily Lake Road, from the from the 'Agricultural 2' [A.2(Smith)], 'Agricultural 2 Exception 158' [A.2-158(Smith)], 'Agricultural 2 Exception 221' [A.2-221(Smith)] and 'Hazard' [H (Smith)] Zones to part 'Residential District 1 (RS.1), part 'Residential District 2' (RS.2), part 'Residential District 3 Exception' (RS.3-xy), part 'Residential District 5' (RS.5), part 'Open Space District 1' (OS.1), part 'Open Space District 2' (OS.2), part 'Public Space District 1' (PS.1), part 'Public Space District 2 (PS.2), and part 'Commercial District 1' (C.1) Zones as shown in Schedule "A" attached hereto, and Schedule "A" attached hereto forms part of By-Law 97-123 as amended;
2. **THAT** the Residential District 3 Exception (RS.3-xy) zone shall implement the following required provision:
 - i) Permit a minimum lot area of 210 m²

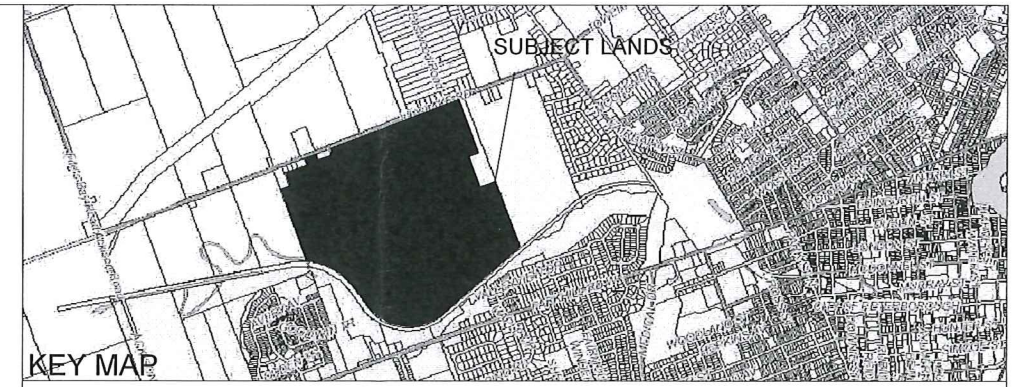
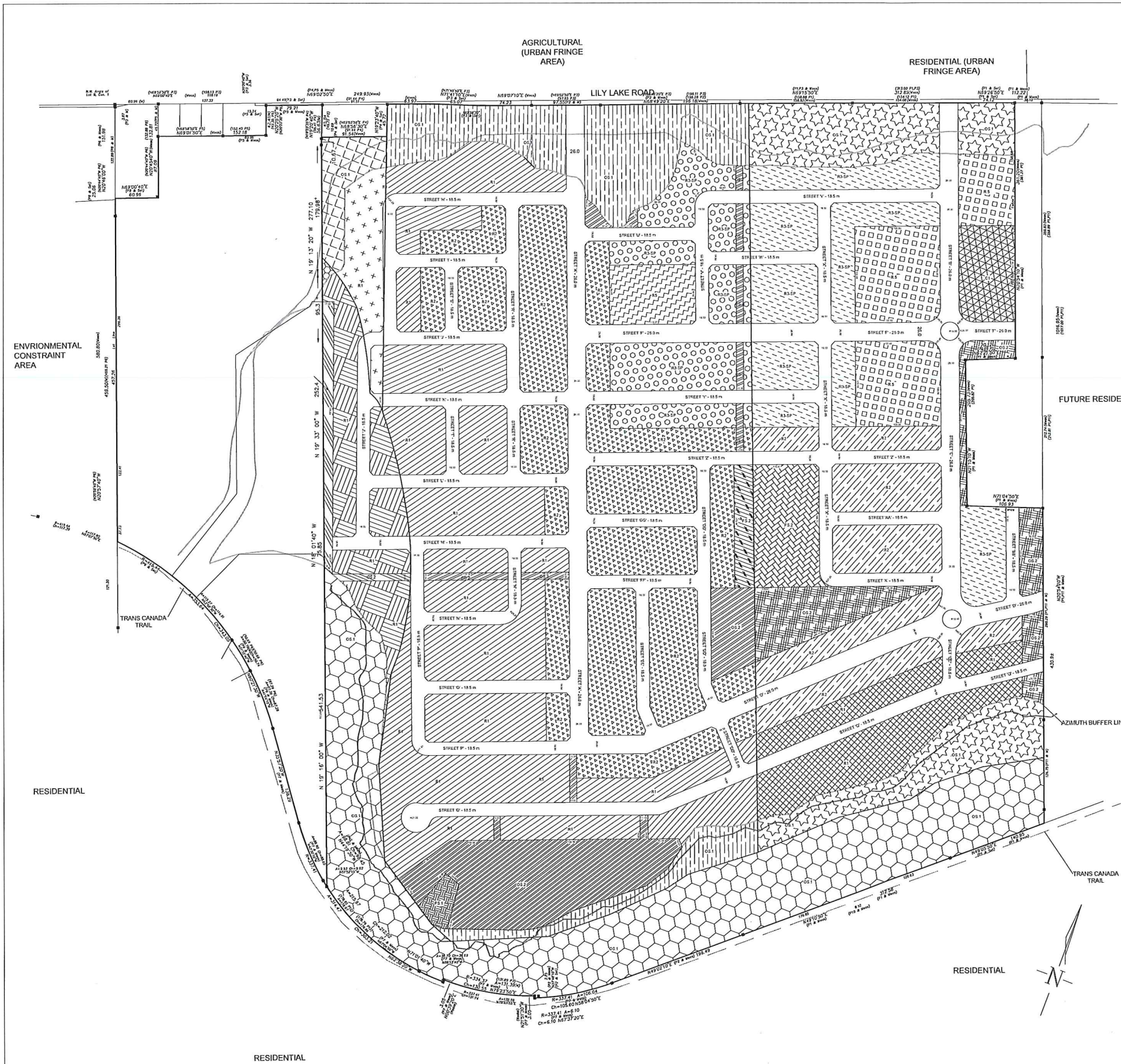
3. **THAT** this by-law shall take effect as of the date of passing, subject to the provisions of the Planning Act, R.S.O. 1990, Chap. P.13 as amended.

BY-LAW read a **FIRST, SECOND,** and **THIRD** time and finally **PASSED** this _____ day of _____ 2015.

THE CORPORATION OF THE CITY OF PETERBOROUGH

Mayor

Clerk



ZONING BY-LAW AMENDMENT SCHEDULE 'A' PART OF LOT 9 & 10, CONSESSION 1 FORMERLY IN THE TOWNSHIP OF SMITH NOW IN THE CITY OF PETERBOROUGH 2015



- | | |
|--|---|
| TOTAL LANDS
114.73 ha (283.50 ac.) | LANDS TO BE REZONED FROM AGRICULTURE 2
EXCEPTION 158 (A2-158) TO RESIDENTIAL DISTRICT 3
EXCEPTION (R.3-xy)
5.66 ha (13.99 ac.) |
| LANDS TO BE REZONED FROM AGRICULTURE 2
(A2) TO RESIDENTIAL DISTRICT 1 (R.1)
15.36 ha (37.96 ac.) | LANDS TO BE REZONED FROM AGRICULTURE 2
EXCEPTION 158 (A2-158) TO RESIDENTIAL DISTRICT 5 (R.5)
3.87 ha (9.56 ac.) |
| LANDS TO BE REZONED FROM AGRICULTURE 2
(A2) TO RESIDENTIAL DISTRICT 2 (R.2)
12.77 ha (31.55 ac.) | LANDS TO BE REZONED FROM AGRICULTURE 2
EXCEPTION 158 (A2-158) TO COMMERCIAL DISTRICT 1 (C.1)
1.06 ha (2.62 ac.) |
| LANDS TO BE REZONED FROM AGRICULTURE 2
(A2) TO RESIDENTIAL DISTRICT 3
EXCEPTION (R.3-xy)
3.87 ha (9.56 ac.) | LANDS TO BE REZONED FROM AGRICULTURE 2 EXCEPTION
158 (A2-158) TO OPEN SPACE DISTRICT 1 (OS.1)
5.23 ha (12.92 ac.) |
| LANDS TO BE REZONED FROM AGRICULTURE 2
(A2) TO RESIDENTIAL DISTRICT 5 (R.5)
1.01 ha (2.49 ac.) | LANDS TO BE REZONED FROM AGRICULTURE 2 EXCEPTION
158 (A2-158) TO OPEN SPACE DISTRICT 2 (OS.2)
2.48 ha (6.13 ac.) |
| LANDS TO BE REZONED FROM AGRICULTURE 2
(A2) TO OPEN SPACE DISTRICT 1 (OS.1)
5.72 ha (14.13 ac.) | LANDS TO BE REZONED FROM AGRICULTURE 2 EXCEPTION
158 (A2-158) TO PUBLIC SERVICE DISTRICT 2 (PS.2)
1.62 ha (4.00 ac.) |
| LANDS TO BE REZONED FROM AGRICULTURE 2
(A2) TO OPEN SPACE DISTRICT 2 (OS.2)
4.97 ha (12.28 ac.) | LANDS TO BE REZONED FROM AGRICULTURE 2 EXCEPTION
211 (A2-211) TO RESIDENTIAL DISTRICT 1 (R.1)
1.24 ha (3.06 ac.) |
| LANDS TO BE REZONED FROM AGRICULTURE 2
(A2) TO PUBLIC SERVICE DISTRICT 1 (PS.1)
0.25 ha (0.62 ac.) | LANDS TO BE REZONED FROM AGRICULTURE 2 EXCEPTION
211 (A2-211) TO OPEN SPACE DISTRICT 1 (OS.1)
0.91 ha (2.25 ac.) |
| LANDS TO BE REZONED FROM AGRICULTURE 2
(A2) TO PUBLIC SERVICE DISTRICT 2 (PS.2)
0.47 ha (1.16 ac.) | LANDS TO BE REZONED FROM HAZARD (H) TO
RESIDENTIAL DISTRICT 1 (R.1)
2.90 ha (7.17 ac.) |
| LANDS TO BE REZONED FROM AGRICULTURE 2
EXCEPTION 158 (A2-158) TO RESIDENTIAL
DISTRICT 1 (R.1)
3.49 ha (8.62 ac.) | LANDS TO BE REZONED FROM HAZARD (H) TO OPEN
SPACE DISTRICT 1 (OS.1)
13.15 ha (32.49 ac.) |
| LANDS TO BE REZONED FROM AGRICULTURE 2
EXCEPTION 158 (A2-158) TO RESIDENTIAL
DISTRICT 2 (R.2)
5.13 ha (12.68 ac.) | LANDS TO BE REZONED FROM HAZARD (H) TO OPEN
SPACE DISTRICT 2 (OS.2)
0.64 ha (1.58 ac.) |

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