

P.A.C.A.C.



City of  
Peterborough

# Memorandum

File: 15T-14502/Z1418SB

**TO:** Technical Review Agencies

**FROM:** Brad Appleby, Planner, Subdivision Control & Special Projects

**DATE:** April 13, 2016

**SUBJECT:** Proposed Revisions to Application for  
Draft Plan of Subdivision 15T-14502  
2131222 Ontario Inc.  
821, 825 and 829 Lily Lake Road

In December 2014 the City circulated the subject application to all standard commenting agencies for review. At the time, the applicant proposed to develop a plan of subdivision consisting of 365 lots for single detached residential purposes, 67 street-fronting townhomes, and a 92-unit medium density site together with a block for a local commercial plaza, a site for an elementary school, parkland, open space lands within the Jackson Creek Valley and along Lily Lake Road, and a stormwater management pond.

In response to agency and public comments received, the applicant has submitted a revised draft plan of subdivision application that:

- Adds a roundabout to the intersection of Streets A and B;
- Realigns Street B to align with previously planned streets to the east;
- Moves the potential elementary school site to the north side of Street B, at the west limit of the plan;
- Moves the potential medium-high density residential block to the intersection of Streets A and B;
- Shifts the proposed commercial block to a new mixed-use commercial/medium density residential block on the east side of Street A;
- Shifts parkland from the east limit of the plan on Street B to the west limit of the plan on Street B to align with the proposed north-south open space corridor;
- Includes a small parkette between Streets A and I;
- Incorporates a series of north-south streets, south of Street B;
- Illustrates a conceptual trail network;

## Appendix A

- Shifts the proposed stormwater management pond to the southwest corner of the site, above the Jackson Creek Valley;
- Introduces a single-sided cul-de-sac along the top of the Jackson Creek Valley
- Shifts a proposed north-south open space/trail corridor along the west limit of the site mostly onto adjacent lands to the west; and,
- Proposes lots with a minimum width of 12m or 40 feet along Collector Street A.

The proposed plan now illustrates:

- 375 lots for single detached residential purposes;
- 53 street-fronting townhomes (if not used for school purposes);
- 176 medium density residential units;
- 50 medium density residential units combined with a potential 700 square metre commercial plaza;
- an elementary school;
- two parkland sites;
- open space lands within the Jackson Creek Valley and along Lily Lake Road;
- a stormwater management pond; and,
- a potential street connection to the east.

Additionally, to support the proposed plan, the Applicant has submitted:

- an updated Preliminary Stormwater Drainage and Functional Servicing Report (D.G. Biddle & Associates Ltd. January 2016);
- Water Balance Calculations (GHD Limited, March 28, 2016);
- an Environmental Sustainability Plan;
- an updated Tree Inventory and Assessment (WSP Canada Inc., March 2016);
- an updated Environmental Impact Study (WSP Canada Inc., March 2016); and,
- detailed cross sections of the Jackson Creek Valley (D.G. Biddle & Associates Ltd., February 2016).

For your review I have attached a copy of the proposed plan and those technical reports/letters that relate to your area of expertise. If there is a report/plan listed above that you would like to review but have not received, please contact me at 705-742-7777 ext. 1886 or by email at [bappleby@peterborough.ca](mailto:bappleby@peterborough.ca).

## Appendix A

I would appreciate if you could review the revised plan and any attached technical reports/letters and provide any additional comments you may have by May 13, 2016.

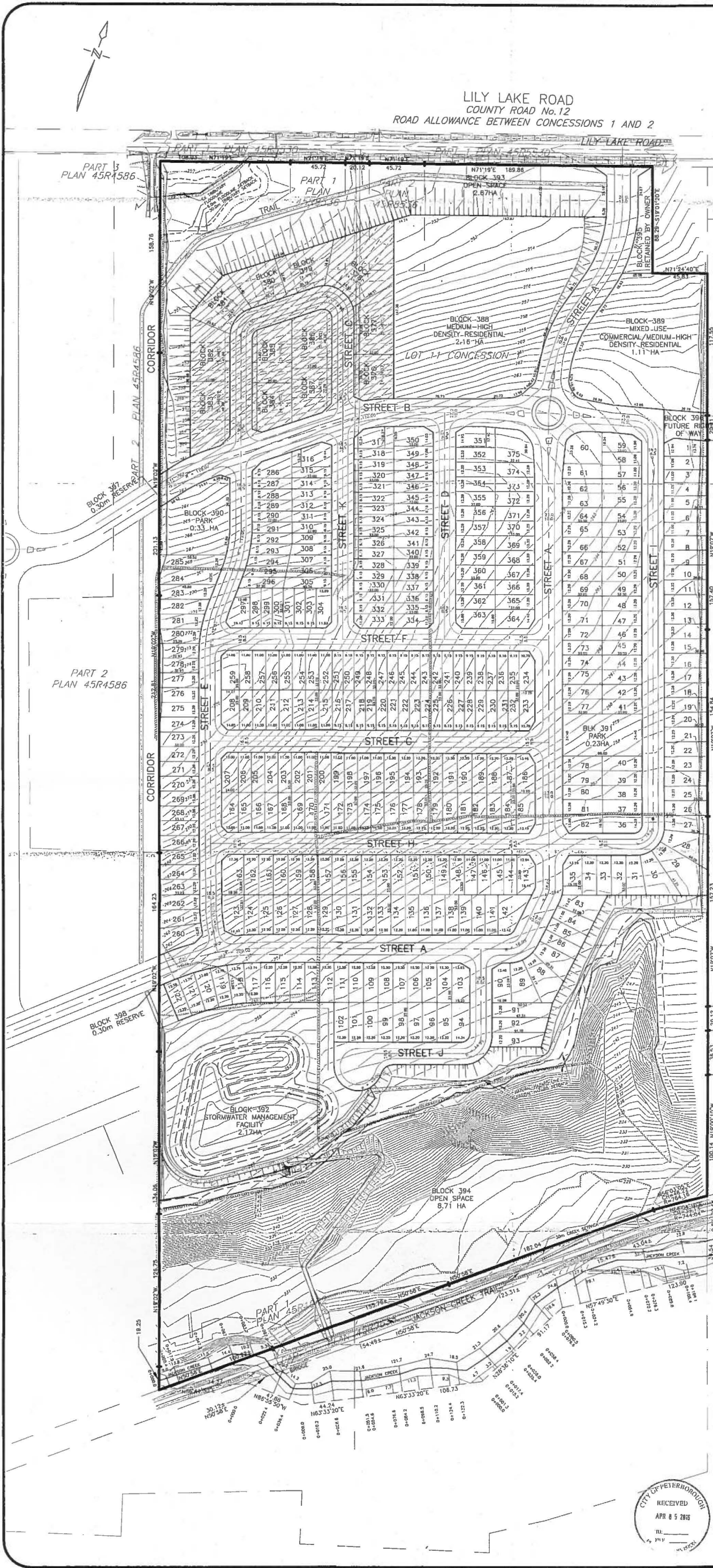
Regards,

A handwritten signature in black ink, appearing to be 'BA' with a stylized flourish.

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Brad Appleby, Planner  
Subdivision Control & Special Projects  
BA/  
Encl.





KEY PLAN

N.T.S.

REVISED  
**DRAFT PLAN OF SUBDIVISION**  
**14T-14502**  
**LILY LAKE ESTATES**  
PART OF LOT 11, CONCESSION 1  
GEOGRAPHIC TOWNSHIP OF SMITH, NOW IN  
CITY OF PETERBOROUGH  
COUNTY OF PETERBOROUGH

**LAND USE SCHEDULE**

**LOW DENSITY RESIDENTIAL**  
9.15m FRONTAGES - LOTS 216-251, 286-315, 318-348 (97 LOTS / 97 DWELLINGS)  
(DETACHED DWELLINGS)  
11.00m FRONTAGES - LOTS 1-7, 57-59, 83-86, 135-147, 184-175, 196-215, 252-259, 316, 317, 349 (74 LOTS / 74 DWELLINGS)  
(DETACHED DWELLINGS)  
12.20m FRONTAGES - LOTS 8-56, 61-82, 87-134, 148-162, 176-195, 260-285, 350-374 (201 LOTS / 201 DWELLINGS)  
(DETACHED DWELLINGS)  
15.24m FRONTAGES - LOTS 60, 163, 375 (3 LOTS / 3 DWELLINGS)  
(DETACHED DWELLINGS)  
**TOTAL # OF LOTS/UNITS S.F. RESIDENTIAL (375 LOTS/375 UNITS)**

**TOTAL AREA OF S.F. RESIDENTIAL = 14.85 ha**

**MEDIUM DENSITY RESIDENTIAL**  
7.62m FRONTAGES - BLKS 376-387 (FREEHOLD TOWNHOUSES) (12 BLKS / 53 DWELLINGS)  
**TOTAL # OF MEDIUM DENSITY RESIDENTIAL (12 BLKS/53 UNITS)**

**TOTAL MEDIUM DENSITY AREA = 1.85 ha**

**MEDIUM-HIGH DENSITY RESIDENTIAL**  
MEDIUM-HIGH DENSITY RESIDENTIAL - BLK 388 (1 BLK / 176 DWELLINGS)  
2.16ha

**MIXED USE**  
MEDIUM-HIGH DENSITY RESIDENTIAL - BLK 389  
1.11ha  
COMMERCIAL FLOOR SPACE = 700m<sup>2</sup>  
MEDIUM-HIGH DENSITY RESIDENTIAL = 50 UNITS (1 BLK / 50 DWELLINGS)  
**TOTAL # OF MEDIUM-HIGH DENSITY RESIDENTIAL (2 BLKS/226 UNITS)**

**TOTAL MEDIUM-HIGH DENSITY AREA = 3.27 ha**

**TOTAL # OF RESIDENTIAL UNITS 654 UNITS**

AREA FOR POSSIBLE ELEMENTARY SCHOOL  
BLOCKS 376-385, STREET C  
2.35 HA

**TYPICAL DAYLIGHT TRIANGLE DIMENSIONS**

LOCAL-LOCAL INTERSECTION 5m x 5m  
LOCAL-COLLECTOR INTERSECTION 5m x 8m  
COLLECTOR-COLLECTOR INTERSECTION 8m x 8m  
COLLECTOR-ARTERIAL INTERSECTION 8m x 12m

**SUBMISSIONS**

1	ORIGINAL SUBMISSION	AUG 13, 2014 K.T.
2	REVISED SUBMISSION	JUNE 2015 F.H.V.
3	REVISED SUBMISSION	FEBRUARY 2016 F.H.V.
4		
5		

**ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17)(C) OF THE PLANNING ACT**

E-SOUTH-OPEN SPACE/EXISTING RESIDENTIAL  
WEST-AGRICULTURAL/FUTURE RESIDENTIAL  
NORTH-OPEN SPACE/RESIDENTIAL  
EAST-FUTURE RESIDENTIAL  
H-PIPED MUNICIPAL WATER  
I-TILL  
K-ALL MUNICIPAL SERVICES AVAILABLE

OWNER'S AUTHORIZATION	SURVEYOR'S CERTIFICATE
I/WE 2131222 ONTARIO INC. BEING THE REGISTERED OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZE TUNNEY PLANNING INC. TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL. SIGNATURE ON FILE "BRIAN FENTON" SIGNED DATE "AUGUST 13, 2014"	I HEREBY CERTIFY THAT THE BOUNDARY OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN. ELLIOTT AND PARR (PETERBOROUGH) LTD. ONTARIO LAND SURVEYORS SIGNATURE ON FILE "SHAWN M. O'CONNOR" SIGNED DATE "AUGUST 12, 2014"

**tunney**  
tunney planning inc.

Planning and Land Management Consultants  
340 Hyton Street South, Suite 200  
Whitby, Ontario L1N 1W8  
Phone: (905) 666-9755  
Fax: (905) 666-2468

**D.G. Biddle & Associates Limited**  
consulting engineers and planners  
96 KING STREET EAST • OSHAWA, ON L1H 1B6  
PHONE (905) 576-8500 • FAX (905) 576-9730  
info@dgbiddle.com

**821,825 & 829 LILY LAKE ROAD**

SCALE: HORZ 1:1500	PROJECT NO. BIDDLE 107102
DRAWN BY: K.G.K.	TUNNEY 737-1
DESIGN BY: F.V.	DRAWING NO.
CHECKED BY: R.C.A./K.J.T.	<b>DP-1</b>
DATE: 04/04/2016	

CITY OF PETERBOROUGH  
RECEIVED  
APR 8 5 2016