

## **Development in the Lily Lake Area**

I believe there are two distinct projects that you are referring to. The first is a draft plan of subdivision located at 1232 Parkhill Road West. It proposes the development of approximately 500 units in total. That particular plan is draft approved meaning that the developer has received approval in principle from Council but is in the process of fulfilling certain conditions that were imposed before they can register the plan and begin selling homes. I know they are hoping to service the subdivision this year with the potential for the first building permits being issued near the end of this year. For that subdivision, the KPRDSB advised that students generated within the plan would attend James Strath PS (87) and Crestwood SS (55).

The other area I believe you're referring to is the Lily Lake area. This is an area that was annexed in 2008 that is bound by Lily Lake Road, Fairbairn Street, Jackson Creek and the City limit to the west. It is located just northeast of the subdivision at 1232 Parkhill Road (across Jackson Creek). Right now we are conducting a functional planning study for the area in order to identify any opportunities/constraints affecting future development of the area. It is our hope that the study will be complete within the next few months and that we can then prepare a secondary land use plan for the area in order to provide policy to guide development in the area.

As part of our 2004 area-specific development charge by-law review, we estimated that the area could accommodate approximately 2600 residential dwelling units. The preliminary work for the functional planning study suggest that the area should accommodate approximately 6600 residents and jobs combined. At this time I do really have any more information available to provide on the functional planning study. Before the study is complete, we will undertake public consultation to present the findings of the study. Also, I believe the consultants, Bousfields Inc. either have or will be contacting the school board to determine its anticipated needs in the area.

At this time, no formal subdivision applications have been made in the Lily Lake area because the developers that have an interest in the area are waiting for the completion of the functional planning study and for a secondary plan to be put in place.

Brad Appleby, MA, MCIP, RPP  
Planner, Subdivision Control and Special Projects  
City of Peterborough