Planning Committee Minutes
City of Peterborough
August 24, 2015

Minutes of a Meeting of Planning Committee held on August 24, 2015 in the Council Chambers, City Hall.

Planning Committee was called to order at 6:43 p.m. in the Council Chambers.

Roll Call:
Councillor Baldwin
Councillor Beamer
Councillor Clarke
Councillor Haacke
Councillor Parnell, Chair
Councillor Riel
Councillor Therrien
Councillor Vassiliadis
Mayor Bennett

Regrets:
Councillor McWilliams
Councillor Pappas

Confirmation of Minutes – July 20, 2015

Moved by Mayor Bennett

That the minutes of the meeting of Planning Committee held on July 20, 2015 be approved.

"CARRIED"

Items 6 and 7 on the agenda were reversed at the request of staff.

Disclosure of Pecuniary Interest

Councillor Haacke declared a conflict with Reports PLPD15-040 and PLPD15-041 as he has a relative who lives on Crescent Street.

Public Meeting Under the Planning Act
Manager, Planning Division
Report PLPD15-046
Part of 1600 Sherbrooke Street

Caroline Kimble, Land Use Planner, provided an overview of Report PLPD15-046.

Stephen Meinhardt and Kerry Freeman-Meinhardt, 1741 Keppler Crescent, spoke in opposition to the application representing the Keppler Crescent residents.

No one spoke in support of the application.

Stan Steinsky, SR Steinsky Construction, the applicant, spoke to the application.

Moved by Councillor Clarke

That Council approve the recommendations outlined in Report PLPD15-046 dated August 24, 2015, of the Manager, Planning Division, as follows:

a) That Schedule 'E' – Residential Density of the Official Plan be amended to include the lands known as Part of 1600 Sherbrooke Street in the 'Medium Density Residential' designation in accordance with the draft amendment attached as Exhibit 'D' to Report PLPD15-046;

b) That the subject property be rezoned from SP.167 – Special Public Service District to SP.293,3m – Special Residential District in accordance with Exhibit 'E' attached to Report PLPD15-046.

At the meeting of August 24, 2015 the following item was added:

c) That the application return to Council for site plan approval.

"CARRIED"

Public Meeting under The Planning Act
Manager, Planning Division
Report PLPD15-044
25 Merino Road

Caroline Kimble, Land Use Planner, provided an overview of Report PLPD15-044.

Kevin Root, 17 Merino Road, spoke in opposition to the application.
Janet Joyce, 21 Merino Road, spoke in opposition to the application.

Kevin Duguay, 560 Romaine Street, agent for the applicant, spoke to the application.

Moved by Mayor Bennett

That Council approve the recommendation outlined in Report PLPD14-044 dated August 24, 2015, of the Manager, Planning Division, as follows:

That the zoning of 25 Merino Road be amended from the R.1,1f,2e,8b,10d,13f – Residential District to the R.1,1f,2e,8b,10c,13f – Residential District in accordance with the draft amendment attached as Exhibit 'D' to Report PLPD14-044.

"CARRIED"

Councillor Therrien left the meeting at 8:31 p.m. and returned at 8:33 p.m.

Public Meeting Under The Planning Act
Manager, Planning Division
Report PLPD15-045
241 Rubidge Street

Caroline Kimble, Land Use Planner, provided an overview of Report PLPD15-045.

No one spoke in opposition to, or in support of the application.

Kevin Duguay, 560 Romaine Street, agent for the applicant, spoke to the application.

Moved by Councillor Baldwin

That Council approve the recommendations outlined in Report PLPD15-045 dated August 24, 2015, of the Manager, Planning Division, as follows:

a) That Section 3.9 of the Zoning By-law be amended to add Exception 299 to add 'an office with a maximum floor area of 300m^2 and 'a personal service establishment' to the list of permitted uses; and to reduce the minimum number of parking spaces for residential to 1 parking space per unit, in accordance with the draft amendment attached as Exhibit 'D' to Report PLPD15-045.

b) That the zoning of 241 Rubidge Street be amended from the C.1 Commercial District to the C.1-299 'H' – Commercial District in accordance with the draft amendment attached as Exhibit 'D' to Report PLPD15-045.

c) That the 'H' – Holding Symbol be removed subject to a Development and Encroachment Agreement, to address the following:

i) **Encroachment of the proposed canopy shown on the concept site plan attached as Exhibit B to Report PLPD15-045.**

ii) **Improvement of the City's Right of Way to include landscaping between the back of the sidewalk and the property line; removal of the depressed curb along Rubidge Street at the north end of the site, adjacent to the parking spaces; and replacement of the depressed curb with new full height curbing and landscaping.**

"CARRIED"

Manager, Planning Division
Manager, Transportation Division
Report PLPD15-041
Class EA for the Otonabee River Trail Extension and Shoreline Improvements around Little Lake

Brian Buchardt, Planner, Urban Design and Kevin Jones, Manager, Transportation Services provided an overview of Report PLPD15-041.

Due to his previously declared conflict, Councillor Haacke did not discuss or vote on this item.

Moved by Councillor Therrien

That Council approve the recommendations outlined in Report PLPD15-041 dated August 24, 2015, of the Manager, Planning Division and the Manager, Transportation Division, as follows:

a) **That Council endorse the Class Environmental Assessment for the Otonabee River Trail Extension and Shoreline Improvements around Little Lake and the preliminary design be approved in accordance with Exhibit "A" attached to Report PLPD15-041.**

b) **That the proposed traffic calming measures for the area recommended in the Class Environmental Assessment Report, as shown in Exhibit "A" attached to Report PLPD15-041 be approved.**

c) **That Council direct staff to finalize the Otonabee River Trail Extension and Shoreline Improvements Environmental Study Report and post for public review for the mandatory 30 day public review period in accordance with the provisions of the Municipal Class Environmental Assessment Process.**

"CARRIED"

Manager, Planning Division
Report PLPD15-040
Land-Use/Design Study for the Special Policy Area Identified in Schedule "J" of the Official Plan

Due to his previously declared conflict, Councillor Haacke did not discuss or vote on this item.

Moved by Mayor Bennett

That Council approve the recommendations outlined in Report PLPD15-040 dated August 24, 2015, of the Manager, Planning Division, as follows:

a) **That the Land-Use / Urban Design Study prepared by Gladki Planning Associates and Suzita Morita Inc. for the Special Policy Area as identified on Schedule J of the City's Official Plan be adopted, and**

b) **That the process to amend the Official Plan and the Zoning By-law be initiated to implement the conclusions of the Land-Use / Urban Design Study.**

c) **That the Cultural Heritage Assessment dated February 26, 2014, completed by ERA Architects, be received.**

"CARRIED"

Other Business

There were no items of Other Business.

Adjournment

Moved by Councillor Beamer

That this meeting of Planning Committee adjourn at 9:48 p.m.

"CARRIED"

Natalie Garnett
Deputy City Clerk

Councillor Parnell
Chair