



## **Planning Committee Minutes City of Peterborough August 28, 2017**

### **Minutes of a meeting of Planning Committee held on August 28, 2017 in the Council Chambers, City Hall.**

Planning Committee was called to order at 6:30 p.m. in the Council Chambers by Councillor Parnell, Chair.

#### Roll Call:

Councillor Baldwin  
Councillor Beamer  
Councillor Clarke  
Councillor Haacke  
Councillor Parnell, Chair  
Councillor Riel  
Councillor Vassiliadis  
Councillor McWilliams  
Mayor Bennett

#### Regrets:

Councillor Pappas  
Councillor Therrien

### **Confirmation of Minutes – July 17, 2017**

Moved by Councillor Clarke

**That the minutes of the meeting of Planning Committee held on July 17, 2017 be approved.**

“CARRIED”

### **Disclosure of Pecuniary Interest**

Councillor Beamer declared an interest on Item 3, Report PLPD17-041 - Application for Draft Plan of Subdivision Approval 15T-16501 and Zoning By-law Amendment Z1605SB, Durham Building Corporation & 1517050 Ontario Ltd., 663, 689 and 739 Lily Lake Road, as he has family members who own property in proximity to the site.

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Councillor Haacke declared an interest on Item 3, Report PLPD17-041 - Application for Draft Plan of Subdivision Approval 15T-16501 and Zoning By-law Amendment Z1605SB, Durham Building Corporation & 1517050 Ontario Ltd., 663, 689 and 739 Lily Lake Road; and Item 4, Report PLPD17-039 – Zoning By-law Amendment – 186 Romaine Street, as both applicants are clients of his.

**Public Meeting under The Planning Act**  
**Director, Planning and Development Services**  
**Report PLPD17-041**  
**Application for Draft Plan of Subdivision Approval 15T-16501 and**  
**Zoning By-law Amendment Z1605SB**  
**Durham Building Corporation & 1517050 Ontario Ltd.**  
**663, 689 and 739 Lily Lake Road**

Due to their previously declared interest, Councillors Beamer and Haacke did not discuss or vote on the matter.

Brad Appleby, Planner, Subdivision Control and Special Projects, made a presentation to Report PLPD17-041.

Audrey Daly, 1212 Goodfellow Road, spoke in opposition to the application.

Frank Stoeken, 40-1020 Parkhill Road West, spoke in opposition to the application.

Barry Parsons, 2 Parkview Drive, spoke in opposition to the application.

Rob Steinman, 739 Weller Street, spoke in opposition to the application.

Maggie Savage, 958 Valleyview Drive, spoke in opposition to the application.

Peter Savage, 958 Valleyview Drive, spoke in opposition to the application.

Peter Hewitt, 288 Juliet Road, spoke in opposition to the application.

Martin Parker, 1494 Westbrooke Drive, Peterborough Field Naturalists, spoke to the application.

Darren Vella of Innovative Planning Solutions (Barrie), Peter Zactose of Engineering, (Vaughan), and John Northcote of J D Engineering, (Barrie), Luca Kahn of Cortel Group, and Alan Benson of Dillon Consulting(North York), agents for the applicant, spoke to the application.

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Moved by Councillor Riel

**That Council approve the recommendations outlined in Report PLPD17-041 dated August 28, 2017, of the Director, Planning and Development Services, as follows:**

- a) **That Draft Plan of Subdivision Approval for Plan 15T-16501, File No. 12-397 Durham Building Corp\_DP of Subdivision dated July 31, 2017 by Innovative Planning Solutions, be granted, subject to the Conditions of Draft Plan Approval attached to Report PLPD17-041, as Schedule 1.**
- b) **That Section 396.3 d) ii) of Zoning By-law 97-123 be amended in accordance with Exhibit B of Report PLPD17-041.**
- c) **That Section 3.4 Alternative Regulations of Zoning By-law 97-123 be amended by adding regulations 5.p., 7.h. and 10.m. in accordance with Exhibit B of Report PLPD17-041.**
- d) **That Section 3.9 Exceptions of Zoning By-law 97-123 be amended by adding exceptions 315, 316, 317 and 318 in accordance with Exhibit B of Report PLPD17-041.**
- e) **That the subject property be rezoned from A.2(Smith), A.2-158(Smith), A.2-211(Smith) and H(Smith) to SP.366,3n,5o,11j-315-318 – ‘H’, SP.366,3n,5o,11j-308-315-318 – ‘H’, R.1,1r,2r,5o,10m,11j-315 – ‘H’, R.1,5e,10m,11j-315 – ‘H’, R.1,1m,2m,5e,10m,11j-315 – ‘H’, SP.365,5p,7h-‘H’, SP.365,5p,7h-316 – ‘H’ – Residential Districts, SP.95,11m-317 – ‘H’ – Commercial District, PS.2 – ‘H’ – Public Service District, OS.1, and OS.2 – Open Space Districts in accordance with the Draft Plan of Subdivision and Exhibit B of Report PLPD17-041.**
- f) **That the City of Peterborough Utility Services Department Service Locations and Cross Sections attached to Report PLPD17-041 as Exhibit C be approved.**

“CARRIED”

The Chair recessed the meeting at 9:20 p.m. and the meeting resumed at 9:30 p.m.

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**Public Meeting under The Planning Act**  
**Director, Planning and Development Services**  
**Report PLPD17-039**  
**Zoning By-law Amendment – 186 Romaine Street**

Caroline Kimble, Planner, Land Use, provided a presentation on Report PLPD17-039.

Moved by Councillor Beamer

**That the hours of the meeting as set out in section 16.15.2 in the Procedure By-law, be extended until all business is complete.**

“CARRIED”

Heather Sadler, Ecovue Consulting, spoke in opposition to the application.

Jesse Gottlieb-Jacob, 203 Westcott Street, spoke in opposition to the application.

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

Moved by Mayor Bennett

That the item be deferred to permit staff to continue to work with the developer to develop an application more in line with an R5 zoning, or a reclassification of the property to provide more intensive use (i.e. C6), for a period of up to 4 Council cycles.

“LOST”

Moved by Councillor Beamer

That Council approve the recommendations outlined in Report PLPD17-039 dated August 28, 2017, of the Director, Planning and Development Services, as follows:

- a) Amend Section 3.9, Exceptions, of Zoning By-law 1997-123, to add site specific regulations, including parking provisions, in accordance with Exhibit ‘C’ attached to Report PLPD17-039;
- b) That the zoning of the lands known as 186 Romaine Street be amended from the PS.2 – Public Service District to the R.5-313 ‘H’ – Residential District in accordance with Exhibit ‘D’ attached to Report PLPD17-039; and

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- c) That the 'H' Holding Symbol be removed at such time as Site Plan Approval is granted for the redevelopment of the property.

"LOST"

Moved by Mayor Bennett

**That there be a deferral of this item for up to three Council cycles, to allow staff to continue to work with the developer to more closely align the application with an "R5" zoning or a reclassification of the property to provide a more intensive use.**

"CARRIED"

**Public Meeting under The Planning Act**  
**Director, Planning and Development Services**  
**Report PLPD17-040**  
**Zoning By-law Amendment – 880 Parkhill Road West**

Caroline Kimble, Planner, Land Use, provided a presentation on Report PLPD17-040.

Hal Elliott, 877 Valleyview Drive, spoke in opposition to the application.

Jerry Mastriani, 865 Belleview Drive, spoke in opposition to the application.

Walther Lehmann, the applicant, spoke to the application.

Moved by Councillor Clarke

**That this application be referred back to staff for a period of not more than three cycles, to provide clarification on whether this is an R1 or R2 use.**

"CARRIED"

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**Other Business**

Moved by Councillor Clarke

**That staff provide a report for Council consideration regarding the adoption of low impact design standards.**

"CARRIED"

**Adjournment**

Moved by Councillor Clarke

**That this meeting of Planning Committee adjourn at 12:50 a.m.**

"CARRIED"

Natalie Garnett  
Deputy City Clerk

Councillor Parnell  
Chair