PLANNING COMMITTEE MINUTES
CITY OF PETERBOROUGH
JULY 26, 2010

MINUTES OF A MEETING OF PLANNING COMMITTEE HELD ON MONDAY, JULY 26, 2010 IN THE COUNCIL CHAMBERS, CITY HALL

Planning Committee was called to order at 6:54 p.m. in the Council Chambers.

Roll Call:
Councillor Clarke
Councillor Doris
Councillor Eggleton
Councillor Farquharson, Chair
Councillor Hall
Councillor Martin
Councillor Pappas
Councillor Peacock
Councillor Peeters
Councillor Vass
Mayor Ayotte

Confirmation of Minutes – June 21, 2010

Moved by Councillor Pappas

That the minutes of the meeting of Planning Committee held on June 21, 2010 be approved.

"CARRIED"

Disclosure of Pecuniary Interest

There were no disclosures of interest.

Consent Agenda

Moved by Councillor Peacock

That item 8 be approved under the consent agenda.

"CARRIED"

Manager, Planning Division
Report PLPD10-061
Relocation of Pedestrian Bridge to Barnardo Park

Moved by Councillor Peacock

That Council approve the recommendation outlined in Report PLPD10-061 dated July 26, 2010, of the Manager, Planning Division, as follows:

That the pedestrian bridge at the mouth of Jackson Creek be relocated to the watercourse flanking the north side of Barnardo Park, and that the Capital allocation for the relocation of the Jackson Creek Footbridge (Chamber of Commerce/GPAEDC) be transferred to this project.

"CARRIED"

Manager, Planning Division
Report PLPD10-059
21 Barnardo Avenue

Ken Hetherington, Manager, Planning, provided an introduction to this item under the Planning Act.

Mr. Lawes, 167 Barnado Avenue, spoke in opposition to this application.

Ms. Chesher, 46 Kingan St, spoke in opposition to this application.

Ms. Thompson, 115 O'Carroll Avenue, spoke in opposition to this application.

Mr. Thompson, 115 O'Carroll Avenue, spoke in opposition to this application.

Ms. Wagner, 27 Benson Avenue, spoke in opposition to this application.

Ms. Cameron, 44 Kingan Avenue, spoke in opposition to this application.

Mr. Packenham, solicitor and Mr. Gorden, Architech, spoke on behalf of the Maloney Development Project Corporation.

Moved by Councillor Doris

That Council approve the recommendation outlined in Report PLPD10-059 dated July 26, 2010, of the Manager, Planning Division, as follows:

That the zoning of the subject property be amended from the UC – University College District, OS.2 – Open Space District and R4 - Residential District, to the SP.6, 2m – Special Residential District, to permit a multi unit residential apartment building, in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD10-059 and,

That the following amendments be included:

That sixty parking spaces be provided for forty dwelling units and

That an "H" symbol be applied to the zoning and that the "H" shall be removed upon the approval of a site plan which will address accessibility and visitibility issues.

Moved by Councillor Peacock

That the rules of order be suspended (Article 16.15.2) to allow the meeting to continue past the hour of 10:00 p.m. to complete the items on the agenda.

"CARRIED"

Councillor Peacock left the meeting at 10:02 p.m. and returned at 10:04 p.m.

Moved by Councillor Clarke

That the Question be Put

"CARRIED"

Upon the main motion by Councillor Doris, as amended, the motion carried.

The Chair called a brief recess.

Committee reconvened at 10:31 p.m.

Manager, Planning Division
Report PLPD10-060
723, 733 and 741 George St. N.
(former Peter Robinson Residence)

Ken Hetherington, Manager, Planning, provided an introduction to this item under the Planning Act.

Councillor Peeters returned at 10:47 p.m.

Mr. Thompson, 115 O'Carroll Avenue, spoke in opposition to this application.

Ms. Darling, 53 Kingan Avenue, spoke in opposition to this application.

Mr. Collins, 751 George Street, spoke in opposition to this application.

Mr. Milner, 10 Benson Avenue, spoke in opposition to this application.

Ms. Chesher, 46 Kingan St., spoke in opposition to this application.

Ms. Wagner, 27 Benson Avenue, spoke in opposition to this application.

Mr. Packenham, solicitor spoke on behalf of the Maloney Development Project Corporation.

Moved by Councillor Pappas

That Council approve the recommendations outlined in Report PLPD10-060 dated July 26, 2010, of the Manager, Planning Division, as follows:

a) That Section 4.2.4 of the Official Plan be amended, to add a site specific provision for the subject lands to permit up to a maximum of 94 units per hectare (59 dwelling units) in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD10-060.

b) That Zoning By-Law Number 1997-123 be amended to add Special District SP. 347 in accordance with the draft amendment attached as Exhibit 'D' to Report PLPD10-060.

c) That the zoning of the subject property, be amended from the UC - University and College District to the SP.347 – 'H' Special Residential District, in accordance with the draft amendment attached as Exhibit 'D' to Report PLPD10-060.

d) That the 'H' Holding Symbol be removed at such time that Site Plan Approval is granted for the subject property, including a requirement to remove snow from the site as part of a registered Site Plan Agreement.

That items a) and b) be deleted and;

That items c) and d) be amended to be in accordance with medium density criteria and;

That 1.5 parking spaces per unit be created.

"LOST"

Moved by Peacock

That Council approve the recommendations outlined in Report PLPD10-060 dated July 26, 2010, of the Manager, Planning Division, as follows:

a) That Section 4.2.4 of the Official Plan be amended, to add a site specific provision for the subject lands to permit up to a maximum of 94 units per hectare (59 dwelling units) in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD10-060.

b) That Zoning By-Law Number 1997-123 be amended to add Special District SP. 347 in accordance with the draft amendment attached as Exhibit 'D' to Report PLPD10-060.

d) That the zoning of the subject property, be amended from the UC - University and College District to the SP.347 – 'H' Special Residential District, in accordance with the draft amendment attached as Exhibit 'D' to Report PLPD10-060.

d) That the 'H' Holding Symbol be removed at such time that Site Plan Approval is granted for the subject property, including a requirement to remove snow from the site as part of a registered Site Plan Agreement.

Moved by Councillor Doris

That the Question be Put

"CARRIED"

Upon the main motion by Councillor Peacock, the motion carried.

Manager, Planning Division
Report PLPD10-048
Rental Residential Housing Licensing
Information Report

Moved by Councillor Pappas

That Council approve the recommendations outlined in Report PLPD10-048, dated July 26, 2010, of the Manager, Planning Division, as follows:

a) That Report PLPD10-048 be received for information purposes.

b) That staff explore further the licensing of rental residential housing and report to Council on the implications of establishing such a by-law, including the experiences of other municipalities with such a by-law.

Moved by Councillor Doris

That the Question be Put

"CARRIED"

Upon the main motion by Councillor Pappas, the motion carried.

Moved by Councillor Hall

That the meeting recess until 6:00 p.m. Tuesday July 27, 2010.

"LOST"

Chair Farquharson stepped down from the Chair. Vice Chair Martin assumed the Chair.

Councillor Farquharson left the meeting at 12:32 a.m.

Councillor Peeters left the meeting at 12:32 a.m. and returned at 12:40 a.m.

Manager, Planning Division
Report PLPD10-057
Coldsprings Functional Planning Study

Councillor Eggleton left the meeting at 12:34 a.m. and returned at 12:35 a.m.

Brad Appleby, Planner, Subdivision Control and Special Projects provided an introduction to this item.

Councillor Farquharson returned to the meeting and assumed the Chair at 12:47 a.m.

Moved by Councillor Clarke

That Council approve the recommendations outlined in Report PLPD10-057 dated July 26, 2010, of the Manager, Planning Division, as follows:

a) That the Coldsprings Functional Planning Study, attached as Appendix 1 to Report PLPD10-057, completed by Meridian Planning Consultants Inc., be received.

b) That the Coldsprings Functional Planning Study be relied upon to evaluate the planning merits of Draft Plan of Subdivision 15T-10504 filed by AON Inc. including secondary land use plan designations for the north portion of the Secondary Land Use Planning Area.

c) That the Planning Division be authorized to initiate the public process for the preparation and adoption of a Secondary Plan for the balance of the Coldsprings Secondary Planning Area.

Councillor Peacock left the meeting at 1:12 a.m. and returned at 1:17 a.m.

Councillor Pappas left the meeting at 1:17 a.m. and returned at 1:18 a.m.

Councillor Hall left the meeting at 1:20 a.m. and returned at 1:22 a.m.

“CARRIED”

Manager, Planning Division
Report PLPD10-058
Official Plan Amendment O1004
Zoning By-law Amendment Z1006SB
Draft Plan of Subdivision 15T-10504
AON Inc.
4571 Guthrie Drive, 2006 and 2011 McNamara Road

Brad Appleby, Planner, Subdivision Control and Special Projects provided an introduction to this item.

Ms. Curran, 3995 Wallis Point Road spoke in opposition to this application.

The applicant, Mr. Smith, Aon Inc., spoke.

Moved by Councillor Doris

That Council approve the recommendations outlined in Report PLPD10-058 dated July 26, 2010, of the Manager of the Planning Division, as follows:

a) That the Official Plan be amended by adding Schedule 'P' – Coldsprings Secondary Land Use Plan, attached to Report PLPD10-058 as Schedule 'A' of Exhibit D.

b) That Schedules "A" – Land Use, "B"- Roadway Network, "D" – Development Areas, "E" – Residential Density, and "F" – Key Map to Secondary Land Use Plans of the Official Plan be amended in accordance with Exhibit D of Report PLPD10-058 in order to reflect the land use planning objectives of the Coldsprings Secondary Land Use Plan.

c) That Section 10 - Secondary Plans of the Official Plan be amended in accordance with Exhibit D of Planning Report PLPD10-058.

d) That Draft Plan of Subdivision Approval for Plan 15T-10504, Drawing No. 04690 dated July 22, 2010 by Walker, Nott, Dragicevic Associates Limited, be granted, subject to the Conditions of Draft Plan Approval attached to Report PLPD10-058, as Schedule 1.

e) That the subject property be rezoned from A1 – Restricted Agricultural Zone (Otonabee), HL – Hazard Lands Zone (Otonabee), and D.2 – Development District 2 to R.1-"H"; SP.325-"H" – Residential Districts, OS.1; OS.2 – Open Space Districts, and D.2-96 – Development District in accordance with the Draft Plan of Subdivision and Exhibit E of Report PLPD10-058.

f) That the 2011 Capital Budget include a $2.5 million project to be funded from the Coldsprings Area Specific Development Charge for the construction of a sanitary pumping station and forcemain in the Coldsprings Development Area, which is necessary to allow development to proceed in the Coldsprings Development Area.

g) That the City negotiate a separate financing agreement with AON Inc. to be presented to Council for final approval, whereby the City agrees to construct the the sanitary pumping station and forcemain, and that AON Inc. agrees to pay to the City, within a ten-year period from the date that Final Subdivision Approval is granted, any balance of the cost, including accrued interest charges, that has not been paid from the Coldsprings Area Specific Development Charge collected on units registered by AON within the Plan of Subdivision.

"CARRIED"

Manager, Planning Division
Report PLPD10-056
Draft Plan of Subdivision 15T-10505
City of Peterborough
1850 and 1900 Technology Drive

Brad Appleby, Planner, Subdivision Control and Special Projects provided an introduction to this item.

No spoke in opposition to this application.

No spoke in support of the application.

Moved by Councillor Peeters

That Council approve the recommendation outlined in Report PLPD10-056 dated July 26, 2010, of the Manager, Planning Division, as follows:

That Draft Plan of Subdivision Approval for Plan 15T-10505 be granted, subject to the Conditions of Draft Plan Approval attached to Report PLPD10-056, as Schedule 1.

“CARRIED”

Moved by Councillor Martin

That Committee adjourn.

“LOST”

Moved by Councillor Clarke

That the rules of order be suspended.

The Chair called the meeting adjourned.

Councillor Vass challenged the chair.

The Chair left the meeting at 1:54 a.m.

Vice Chair Martin assumed the Chair.

Other Business

Moved by Councillor Clarke

That an additional Planning meeting be scheduled on September 20, 2010 and an additional Council meeting scheduled on Sept 27, 2010 for consideration of active planning applications, at staff’s discretion.

"CARRIED"

Committee agreed to defer the Oakwood Crescent matter at the August 9, 2010 Council meeting, to a future meeting.

Adjournment

Moved by Councillor Peacock

That this meeting of Planning Committee adjourn at 2:27 a.m.

"CARRIED"

John Kennedy
Deputy City Clerk

Councillor Farquharson
Chair