



**Planning Committee Minutes
City of Peterborough
July 18, 2011**

**Minutes of a Meeting of Planning Committee Held on July 18, 2011 in
the Council Chambers, City Hall**

Planning Committee was called to order at 6:35 p.m. in the Council Chambers.

Roll Call:

Councillor Beamer
Councillor Clarke
Councillor Doris
Councillor Hall, Chair
Councillor Juby
Councillor McWilliams
Councillor Pappas
Councillor Parnell
Councillor Riel
Councillor Vass
Mayor Bennett

Confirmation of Minutes – June 13, 2011

Moved by Councillor Parnell

That the minutes of the meeting of Planning Committee held on June 13, 2011 be approved.

“CARRIED”

Disclosure of Pecuniary Interest

There were no disclosures of interest.

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Moved by Mayor Bennett

That the rules of order (Article 10) be suspended to allow delegations on Items 4, 5, and 6.

“CARRIED”

Councillor Hall surveyed the room and determined that there were no delegations for Item 4.

Consent Agenda

Moved by Councillor Pappas

That Item 4 be approved as part of the Consent Agenda.

“CARRIED”

Manager, Planning Division

Report PLPD11-048

**By-law to Remove an “H” Holding Symbol
From the Zoning of the Properties at
890 and 896 Chemong Road**

Moved by Councillor Pappas

That Council approve the recommendation outlined in Report PLPD11-048 dated July 18, 2011, of the Manager, Planning Division, as follows:

That the properties at 890 and 896 Chemong Road be rezoned from SP.341 – 250 - “H” to SP.341 - 250 in accordance with Exhibit “C” attached to Report PLPD11-048.

“CARRIED”

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**Manager, Planning Division
Report PLPD11-050
791 Stocker Road**

Carolyn Kimble, Land Use Planner, provided an introduction to this item under the Planning Act.

No one spoke in opposition to the application.

No one spoke in support to the application.

The applicant was present, but did not speak to the application.

Moved by Councillor Doris

That Council approve the recommendations outlined in Report PLPD11-050 dated July 18, 2011, of the Manager, Planning Division, as follows:

- a) That Section 3.9 Exceptions in the City's Comprehensive Zoning By-law # 97-123, be amended in accordance with the draft amendment, attached as Exhibit 'C' to Report PLPD11-050 to permit the following:**
 - i. A reduction in the minimum number of required parking spaces from 6 to 5 spaces;**
 - ii. Two tandem parking spaces;**
 - iii. A driveway width of up to 9m to permit up to 3 parking spaces at the street line;**
 - iv. A reduction in the width of the landscaped strip from 1.5m to 1m along the westerly side lot line for parking and driveway area;**
 - v. Relief from Section 6.25 to permit a ceiling height of 0.94m above grade for a unit in the basement of a residential building.**
- b) That the zoning of the subject property, be amended from the R.1, 4h, R.2, 4h - Residential District to the SP.295 - 266 – (F) - 'H' Residential District in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD11-050.**

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- c) That the 'H' Holding Symbol be removed subject to the following:
- i. Site Plan Approval is granted for the subject property;
 - ii. Confirmation from Fire Services and from the Building Division of the City of Peterborough, that the units comply with the requirements of the Ontario Building Code and the Ontario Fire Code;
 - iii. Payment of cash-in-lieu of parkland for the third unit; and
 - iv. Payment of all applicable development charges for the third unit.

"CARRIED"

**Manager, Planning Division
Report PLPD11-049
Application for Site Plan Approval
1633 Water Street
Proposed Student Residences**

Brian Buchardt, Planner, Urban Design, provided an introduction to this item.

Councilor Juby left the meeting at 7:11 p.m. and returned at 7:13 p.m.

The following individuals made a delegation to this item:

Gary Harris, 1562 Champlain Drive
Ian Cameron 552 Stewart Street
Budd Faff, Water Street
Krista English, 1596 Champlain Drive
Matthew Davidson, 743 George Street North
Dawson Vick, 1660 Champlain Drive
Doug Edmondson, 3295 University Heights Boulevard
Don McKay, 1664 Champlain Drive
Reya Stonewall-Masakowski, 140 Hunter Street
Maryam Monsef, Stenson Avenue

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The following individuals spoke on behalf of the application
Peter Lawless, Solicitor, representing the Applicant
Doctor Franklin, President, Trent University
Don O'Leary, Trent University
Neal Davis, Solicitor, Residence Development Corporation
Ray Stanton, President, Residence Development Corporation

Moved by Councillor Pappas, seconded by Councillor Clarke

That the rules of order be suspended (Article 16.15.2) to extend the meeting past the hour to complete the agenda, including Other Business.

"CARRIED"

Moved by Councillor Doris

That Council approve the recommendation outlined in Report PLPD11-049 dated July 18, 2011, of the Manager, Planning Division, as follows:

That the Site Plan Application submitted by Residence Development Corporation, for the construction of two, three - storey buildings with twenty-seven, three bedroom dwelling units in each, and two, three storey buildings with twelve, four bedroom dwelling units in each, with a total floor area of 3346.0 square metres (36,017.22 square feet) be approved, subject to the following conditions:

- a) The deposit of a parkland levy in accordance with The Planning Act, as amended.
- b) The construction of an asphalt walkway/bikeway on the north side of Nassau Mills Road from the intersection of Water Street and Nassau Mills Road to West Bank Drive.
- c) The conveyance of a road widening strip to the City, 6.0 metres in width, across the entire Water Street frontage of the property, at no cost and free of encumbrances.
- d) The deposit of site work performance security in the amount of \$300,000.00.

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- e) **The submission of detailed design drawings for the intersection improvements at Nassau Mills Road and Water Street.**
- f) **A cash deposit for the implementation of intersection improvements at Nassau Mills Road and Water Street in an amount to the satisfaction of the Director of the Utility Services Department.**
- g) **The retention of a Professional Engineer licensed to practice in the Province of Ontario to provide geotechnical inspections of the retaining walls and review of their construction in accordance with Division C – Part 1, Section 1.2.2 of the Ontario Building Code.**
- h) **The submission of all the requested technical information to the satisfaction of City Staff and the Otonabee Region Conservation Authority.**

Chair Hall stepped down from the Chair. Vice Chair Juby assumed the Chair.

Upon the motion by Councillor Doris, this motion carried.

Committee recessed at 10:57 p.m. and reconvened at 11:04 p.m. Councillor Hall returned to the Chair.

Manager, Planning Division Report PLPD11-051
184 Marina Boulevard
Proposed Telecommunication Structure

The following individuals made a delegation to this item:

Murray White, Biglieri Group, applicant
Vern Orr, 986 Hatfield Crescent
Gary Harris, 1562 Champlain Drive
Dawson Vick, 1660 Champlain Drive

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Moved by Councillor Juby

That Council approve the recommendations outlined in Report PLPD11-051 dated July 18, 2011, of the Manager, Planning Division, as follows:

- a) That Industry Canada be advised that the proposal for a telecommunication structure by SBA Canada, ULC, at 184 Marina Boulevard, has been subject to the City of Peterborough's Telecommunications Structures Policy and Procedure.**
- b) That Industry Canada be further advised that the proposal for a telecommunications structure at 184 Marina Boulevard has generated a significant level of concern from the public as documented by The Biglieri Group and summarized in Exhibits C, D and E of Report PLPD11-051.**

Moved by Councillor Beamer

- c) That Industry Canada be further advised that the City of Peterborough does not concur with the proposal of a telecommunication structure at 184 Marina Boulevard for the following reasons:**
 - i) the proposed structure does not comply with the City's site location preference criteria,**
 - ii) the proposed structure is directly adjacent to existing residential properties,**
 - iii) the proposed structure is directly adjacent to an existing elementary school.**

"CARRIED"

Upon the motion made by Councillor Juby, this motion carried as amended.

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Other Business

Non-Conforming Two and Three Unit Dwellings

Moved by Councillor Parnell

That the report on non-conforming two and three unit dwellings in the City, recommending ways to ensure that the additional units are built to building code, previously requested on April 11, 2011 be provided to Planning Committee by the end of the calendar year.

"CARRIED"

The Official Plan and Other Levels of Government

Moved by Councillor Pappas

That staff be requested to prepare a report on how the City can work with different levels of government to ensure that the merits of the Official Plan are upheld.

"CARRIED"

Adjournment

Moved by Councillor Pappas

That this meeting of Planning Committee adjourn at 11:29 p.m.

"CARRIED"

Kevin Arjoon
Deputy City Clerk

Councillor Hall
Chair