



**Planning Committee Minutes
City of Peterborough
August 27, 2012
Draft Minutes Not Approved**

**Minutes of a Meeting of Planning Committee Held on August 27, 2012
in the Council Chambers, City Hall**

Planning Committee was called to order at 6:30 p.m. in the Council Chambers.

Roll Call:

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

Regrets:

Councillor Beamer

Confirmation of Minutes – July 16, 2012

Moved by Councillor Clarke

That the minutes of the meeting of Planning Committee held on July 16, 2012 be approved.

“CARRIED”

Disclosure of Pecuniary Interest

There were no Disclosures of Pecuniary Interest.

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Consent Agenda

Moved by Councillor Juby

That items 8 and 9 be approved as part of the Consent Agenda.

“CARRIED”

Manager, Planning Division

Report PLPD12-053

By-law to Remove an "H" Holding Symbol from the Zoning of the Property at 21 Barnardo Avenue

Moved by Councillor Juby

That Council approve the recommendations outlined in Report PLPD12-053 dated August 27, 2012, of the Manager, Planning Division, as follows:

- a) **That the property at 21 Barnardo Avenue be rezoned from SP.6, 2m - 253 – “H” – Residential District to SP.6, 2m - 253 - Residential District, in accordance with Exhibit “C” attached to Report PLPD12-053.**
- b) **That approval of the Site Plan Application as illustrated on Exhibit ‘B’ of Report PLPD12-053 be conditional on the development being deemed an Affordable Housing Project under the Affordable Housing Community Improvement Plan.**

“CARRIED”

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Manager, Planning Division

Report PLPD12-057

**By-law to Remove an "H" - Holding Symbol from the Zoning By-law
for Part of Plan of Subdivision 45M-234, 2210240 Ontario Inc.
Parkhill Road West**

Moved by Councillor Juby

That Council approve the recommendation outlined in Report PLPD12-057 dated August 27, 2012, of the Manager, Planning Division, as follows:

- a) **That for Blocks 343 to 363 inclusive, Plan of subdivision 45M-243, Council deem the requirement for Site Plan Approval as stipulated in Zoning By-law No. 10-064 to be fulfilled pursuant to the approved plans and drawings noted in Schedules E and F of the Subdivision Agreement between the City and 2210240 Ontario Inc. registered as Instrument No. PE171533 on July 12, 2012.**
- b) **That Lots 1 to 342 inclusive and Blocks 343 to 366 inclusive, Plan of Subdivision 45M-234, (Avery Avenue, Briggs Grove, Chandler Crescent, Emery Way, Florence Drive, Goodwin Terrace, Joslin Street and Loudin Terrace) be rezoned from R.1,8z-256-“H”, R.1,1o,2o,8z-256-“H”, R.1,1k,2k,8z-256-“H”, R.1,1m,2m,8z-256-“H”, SP.273,5o-256-“H”, and SP.273,5o,10b-256-“H”, to R.1,8z-256, R.1,1o,2o,8z-256, R.1,1k,2k,8z-256, R.1,1m,2m,8z-256, SP.273,5o-256, and SP.273,5o,10b-256, in accordance with Exhibit A attached to Report PLPD12-057.**

“CARRIED”

**Public Meeting Under the Planning Act
Manager, Planning Division
Report PLPD12-050
844 Rye Street**

Caroline Kimble, Planner, Land Use, provided an introduction to this item.

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

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Mr. Seabrooke, one of the property owners spoke to the application.

Moved by Councillor Pappas

That Council approve the recommendations outlined in Report PLPD12-050 dated August 27, 2012, of the Manager, Planning Division, as follows:

- a) **That Section 3.9 Exception 151 of the City's Comprehensive Zoning By-Law #97-123 be amended in accordance with the draft amendment, attached as Exhibit 'C' to Report PLPD-12-050.**
- b) **That the zoning of the subject property be amended from the M3.4-151-157 – Enhanced Service Industrial & Office Zoning District to the SP.268 -151-157-(F)-'H' – Special Commercial District in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD12-050.**
- c) **That the 'H' Holding Symbol be removed subject to Site Plan Approval being granted for the subject property including the conveyance of lands along Lansdowne Street West, for the purposes of road widening.**
- d) **That item "x) - a library, museum or art gallery", be removed as a permitted use.**

"CARRIED"

Public Meeting Under the Planning Act
Manager, Planning Division
Report PLPD12-051
Parts of 1597, 1607, 1619 and 1633 Lansdowne Street West

Caroline Kimble, Planner, Land Use, provided an introduction to this item.

Bev Bovair of Waddell Avenue spoke in opposition to the application.

No one spoke in support of the application.

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

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Moved by Councillor Vass

That Council approve the recommendations outlined in Report PLPD12-051 dated August 27, 2012, of the Manager, Planning Division, as follows:

- a) **That Section 3.9 of the City's Comprehensive Zoning By-Law #97-123, be amended by replacing Exception 244 in accordance with the draft amendment, attached as Exhibit 'C; to Report PLPD12-051 as follows:**
 - i) **Delete the reduced width of landscaped open space of 8 metres along the westerly-most lot line of the properties, and require the standard 10 metre width of the landscaped open space; and**
 - ii) **Permit a bank, loan company or other financial institution as an additional use of the property.**
- b) **That the zoning of the subject properties, be amended from the R.1, 1e,2e,4d – Residential District and the D.2 – Development District to a modified SP.268 – 244 – Special Commercial District in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD12-051.**
- c) **That item "x) - a library, museum or art gallery", be removed as a permitted use.**

"CARRIED"

Public Meeting Under the Planning Act

Manager, Planning Division

Report PLPD12-054

Official Plan Amendment O1204, Zoning By-law Amendment Z1215SB,

Draft Plan of Subdivision 15T-10507, Mason Homes Limited

0 & 1224 Chemong Road, 1339, 1345, 1349 & 1371 Hilliard Street

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

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

Mr. Bell, from Mason Homes Limited, spoke to the application.

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Moved by Mayor Bennett

That Council approve the recommendations outlined in Report PLPD12-054 dated August 27, 2012, of the Manager, Planning Division, as follows:

- a) That Schedules “B” – Roadway Network, and “Q”- Chemong Secondary Land Use Plan of the Official Plan be amended in accordance with Exhibit F of Report PLPD12-054 to enable proposed Flitton Avenue to develop as a local street.**
- b) That Subsection (11.1) Flitton Avenue of Section 6.10 Exceptions (Building Setback – Collector Streets) of By-law 97-123 be deleted in accordance with Exhibit G of Report PLPD12-054.**
- c) That the subject property be rezoned from OS.3 – Open Space District to SP.328,4g,10b,13a-’H’, SP.329,4g,10b,11j,13k-’H’, SP.330,4g,10b,11j,13k-’H’, and SP.331,3q,4g,10b,11j,13k,16c-’H’ in accordance with Exhibit G of Report PLPD12-054.**
- d) That Council direct the Director of Planning and Development Services to amend the plan and conditions of approval for Draft Approved Plan of Subdivision 15T-10507 in general accordance with Report PLPD12-054 upon receipt of confirmation from the City Clerk that the by-laws associated with Recommendations a), b) and c) of Report PLPD12-054 have come into effect.**

“CARRIED”

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Manager, Planning Division
Report PLPD12-052
Site Selection for a Downtown Public Square

Mr. Hunt provided an overview of the revised report and recommendations.

Brian Buchardt, Planner, Urban Design provided a presentation on report PLPD12-052.

Moved by Councillor Juby

That Council approve the recommendations outlined in Report PLPD12-052 dated August 27, 2012, of the Manager, Planning Division, as follows:

- a) That the staff presentation on the site selection for a Downtown Public Square be received for information.
- b) That the term and priority functions of a “Downtown Public Square” be reserved for a location of greater size and prominence than the Louis Street site, and further that the future redevelopment of the Waterfront Commercial Area in the general vicinity of the Little Lake Marina be considered the preferred location for the Downtown Public Square, at this time.
- c) That the Louis Street site as depicted in Planning Report PLPD12-052 be recognized as the preferred site for the creation of a public commons/urban park to complement the planned reconstruction of Charlotte Street, and to stimulate the renewal of the Downtown Commercial Core and the Charlotte Street West Business District, in this planning horizon.
- d) That staff be authorized to complete the Urban Design Study for the Louis Street site but that the focus of the study be on the creation of a public commons/urban park in this location.

“CARRIED”

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**Manager, Planning Division
Report PLPD12-037A
834 Water Street**

Moved by Councillor Pappas

That Council approve the recommendations outlined in Report PLPD12-037A dated August 27, 2012, of the Manager, Planning Division, as follows:

- a) That Report PLPD12-037A be received for information.**
- b) That Section 3.9 Exception 272 be added to the City's Comprehensive Zoning By-Law #97-123, in accordance with the draft amendment, attached as Exhibit 'C' to Report PLPD12-037 (Attached as Exhibit 'A' to Report PLPD12-037A).**
- c) That the zoning of the subject property, be amended from the R.1, R.2 – Residential District to the R.3 – 272 - 'H' – Residential District in accordance with the draft amendment attached as Exhibit 'C' to Report PLPD12-037 (Attached as Exhibit 'A' to Report PLPD12-037A).**
- d) That the 'H' Holding Symbol be removed from the property subject to the following:**
 - i. Site Plan Approval is granted;**
 - ii. Cash in Lieu of Parkland is provided for the fourth unit;**
 - iii. Obtain a Building Permit for Residential Occupancy for Unit C as identified on the Concept Sketch prepared by Beninger Surveying Ltd., Mar. 19, 2012;**
 - iv. Obtain approval and final inspection from the Electrical Safety Authority for Unit C as identified on the Concept Sketch prepared by Beninger Surveying Ltd., Mar. 19, 2012; and**
 - v. Payment of all applicable Development Charges for the fourth unit.**

"CARRIED"

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Other Business

Staff were requested to prepare a report regarding signs on public property and related enforcement issues.

Adjournment

Moved by Mayor Bennett

That this meeting of Planning Committee adjourn at 9:08 p.m.

"CARRIED"

Natalie Garnett
Deputy City Clerk

Councillor Hall
Chair