



**Planning Committee Minutes
City of Peterborough
June 13, 2011
Draft Minutes Not Approved**

Minutes of a Meeting of Planning Committee Held on June 13, 2011 in the Council Chambers, City Hall

Planning Committee was called to order at 6:33 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 – May 24, 2011

Moved by Councillor Parnell

That the minutes of the meeting of Planning Committee held on May 24, 2011 be approved.

“CARRIED”

Disclosure of Pecuniary Interest

There were no disclosures of interest.

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Manager, Planning Division
Report PLPD11-043
224 Hunter Street West

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.

Ian Keay, the applicant's solicitor, spoke to the application.

Moved by Councillor Juby

That Council approve the recommendations outlined in Report PLPD11-043 dated June 13, 2011, of the Manager, Planning Division, as follows:

- a) **That Section 3.9 of the Comprehensive Zoning By-Law be amended to add Exception 265 to include the following:**
 - i) **prohibit the use of the property for residential purposes, nursing homes, hospitals, homes for the aged, day nurseries, police station, jail or fire hall below the regulatory flood plain and in the case of residential use, where safe access and safe parking can not be achieved.**
 - ii) **reduce the minimum building setback from 6m to 4.8m from the street line at Aylmer Street.**
- b) **That the zoning of the subject property, be amended from the C.4 – Commercial District to the C.6 – 265 – ‘F’ - Commercial District in accordance with the draft amendment attached as Exhibit ‘C’ to Report PLPD11-043.**

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Moved by Councillor Vass

c) That section one of the draft zoning by-law, as attached as Exhibit C be revised as follows:

1. Section 3.9 Exceptions of By-law 97-123 is hereby amended by adding the following:

“.265 Notwithstanding the permitted uses listed in Section 18.1, the following uses shall not be permitted; until safe access and safe parking is provided.

- a) a nursing home**
- b) a day nursery**
- c) a boarding house**
- d) a dwelling unit**
- e) a home for the aged**
- f) a police station, jail or fire hall**

Notwithstanding the provisions of Section 6.8, no building or part thereof shall be erected, altered or used within the 14.8m of the centre line of Aylmer Street.

“Moved by Councillor Juby

That the Question be Put.

“CARRIED”

Upon the motion to amend by Councillor Vass, this motion carried.

Moved by Councillor McWilliams

That the Question be Put.

“CARRIED”

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

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Manager, Planning Division
Report PLPD11-044
475 George Street North

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

No one spoke in opposition to the application.

Amit Sofer, 87 Old Crowley Road, Toronto spoke in support to the application.

Kevin Duguay, Planning Consultant, on behalf of the applicant , spoke to the application.

Moved by Mayor Bennett

That Council approve the recommendations outlined in Report PLPD11-044 dated June 13, 2011, of the Manager, Planning Division, as follows:

- a) That Section 41.3 of the Comprehensive Zoning By-Law (Permitted Uses in Special District 13) be deleted and replaced to provide for the following:**
 - i) Permit all uses included in Section 18.1 (C.6 Zoning District)**
 - ii) Expand the list of permitted uses to add 'multi-suite residence' as a permitted use**
- b) That Section 41.4 of the Comprehensive Zoning By-Law (Regulations in Special District 13) be amended as follows:**
 - i) Increase the maximum building coverage from 93% to 95% for a building containing more than 20 dwelling units;**
 - ii) Increase the maximum building floor area ratio from 2.6 to 6 for a building containing more than 20 dwelling units;**
 - iii) Require a minimum of 1 'B' type of loading space to of space to be provided and maintained on the westerly portion of the lot;**
 - iv) Delete the cap on the number of seats in a restaurant;**
 - v) Extend the parking exemption for non-residential uses only; and**
 - vi) Require a minimum of 0.25 spaces per suite for suites within a multi-suite residence.**

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- c) That the zoning of the subject property, be amended from the SP.13 – Special Commercial District to the modified SP.13 – ‘H’ – Special Commercial District in accordance with the draft amendment attached as Exhibit ‘D’ to Report PLPD11-044.
- d) That the ‘H’ Holding Symbol be removed subject to the following:
 - i) Formal approval by Council for the demolition of the heritage designated gymnasium;
 - ii) That the final design of development directly adjacent to the Heritage Property be subject to review by the Municipal Heritage Committee and approved by Council, for its impact on the heritage attributes of the designated property; and
 - iii) Site Plan Approval for the redevelopment of the lands, including provision for the following:
 - a. That the developer is required to have an archeologist on site during the excavation stage, and if archeological resources are found, the developer is required to follow the requirements of the Ontario Heritage Act and complete a Stage 3 and/or Stage 4 Assessment.

“CARRIED”

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Other Business

Jackson Creek Beds

Moved by Councillor Juby

That staff be request to prepare a report regarding the issues concerning the City of Peterborough acquiring the Jackson Creek beds, in the downtown core, the projected costs to acquire, operational costs, and the legal and liability ramifications of ownership.

“CARRIED”

Councillor Riel enquired about a boarding/ rooming house matter.

Moved by Mayor Bennett

That staff be directed to provide a report before the Council meeting, if possible with a recommendation, to inform Council on the ramifications and process of acquiring the Jackson Creek Bed, as part of the re-zoning process of 224 Hunter Street West.

“MOITON WITHDRAWN”

Councillor Doris left the meeting at 9:06 p.m.

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Adjournment

Moved by Mayor Bennett

That this meeting of Planning Committee adjourn at 9:15 p.m.

"CARRIED"

Kevin Arjoon
Deputy City Clerk

Councillor Hall
Chair