



City of  
**Peterborough**

---

**To:** Members of the Peterborough Architectural Conservation Advisory Committee (PACAC)

**From:** Erik Hanson, Heritage Resources Coordinator

**Meeting Date:** March 7, 2019

**Subject:** Report PACAC19-014  
March Planning Circulations

---

## **Purpose**

A report to recommend that the PACAC review and provide comment on planning circulations received in January and February 2019.

## **Recommendation**

That the Peterborough Architectural Conservation Advisory Committee approve the recommendation outlined in Report PACAC19-014, dated March 7, 2019 of the Heritage Resources Coordinator, as follows:

That the PACAC receive and provide comment on planning circulations received in January and February 2019.

## **Budget and Financial Implications**

There are no budgetary or financial implications associated with the recommendation.

## Circulations Received for Comment

**File:** Z1903

**Address:** 539 George Street North

**Notice of Complete Application for Zoning By-law Amendment**

**Development Description:** The applicant proposes to amend the zoning of the lands from C.5 – Commercial District to permit a broad range of uses, consistent with the Commercial core Area policies of the Central Area in the City’s Official Plan. The applicant proposes to retain the existing buildings in the current location.

**Recommendation by Staff:** No Comment Required

**File:** A03/19

**Address:** 660 The Kingsway

**Notice of Hearing – Committee of Adjustment**

**Development Description:** The applicant is proposing the following variances to the regulations of the M3.2 – Enhanced Service Industrial to allow the use of one of the two units as an indoor children’s play space: reduction of the required parking from 1 space per 9 meters of assembly area to 1 space per 24 metres of assembly area; and reduction of the side lot line minimum landscaped open space width requirement from 1.5 metres to 0.8 metres to allow the parking area expansion at the southwest corner of the property.

**Recommendation by Staff:** No Comment Required

**File:** B01/19, B02/19, A04/19, A05/19

**Address:** 71 and 81 Crescent Street

**Notice of Hearing – Committee of Adjustment**

**Development Description:** The applicant is seeking to sever both properties to create 4 9.3 metre wide lots to permit separate ownership of future semi-detached structures in place of the current dwellings. The applicant is also seeking a variance to increase the height of a semi-detached building from 2 storeys to 3 storeys to allow the construction of a new semi-detached building.

**Recommendation by Staff:** No Comment Required

**File:** A06/19

**Address:** 435 Raymond Street

**Notice of Hearing – Committee of Adjustment**

**Development Description:** The applicant is proposing to install an in ground swimming pool and shed and requests a reduction in the 45 metre setback from the centreline of The Parkway to 34 metres.

**Recommendation by Staff:** No Comment Required

**File:** A07/19

**Address:** 49 Edgewater Boulevard

**Notice of Hearing – Committee of Adjustment**

**Development Description:** The applicant is proposing the following variances from the regulations of the R.1 zoning district to facilitate the construction of a new two-storey dwelling with a verandah: reduce the setback from the Edgewater Boulevard streetline from 6 metres to 3.3 metres for the dwelling; and reduce the setback from the Edgewater Boulevard streetline from 6 metres to 1.6 metres for the verandah.

**Recommendation by Staff:** No Comment Required

**File:** A08/19

**Address:** 754 Water Street

**Notice of Hearing – Committee of Adjustment**

**Development Description:** The applicant is proposing the following variances from the regulations of the R.3 zoning district to facilitate the construction of an addition onto the existing structure and a reconfiguration of the existing floorplan to support 6 dwelling units: reduce the minimum rear yard setback from 9 metres to 2.9 metres for an addition; reduce the minimum lot area per dwelling unit from 230 square metres per unit to 154 square metres per unit; reduce the minimum setback from the centreline of Water Street from 16 metres to 12.33 metres for an accessible ramp; reduce the minimum lot width per dwelling unit from 6 metres to 5 metres per unit; and increase the height from 2 storeys to 3 storeys, matching the roofline of the existing structure.

**Recommendation by Staff:** Staff have provided comment regarding the proposal. No Comment Required

**File:** A09/19

**Address:** 1052 Rippingale Trail

**Notice of Hearing – Committee of Adjustment**

**Development Description:** Due to the irregular shape of the lot, the property has three rear lot lines. The applicant is proposing the following minor variances to facilitate the construction of a single dwelling unit from the two additional rear lot lines: reduction of the minimum rear yard setback from 6 metres to 1.3 metres for the house; and reduction of the minimum rear yard setback from 6 metres to 1.27 metres for the house.

**Recommendation by Staff:** No Comment Required

**File:** A10/19

**Address:** 285 Perry Street

**Notice of Hearing – Committee of Adjustment**

**Development Description:** The applicant is proposing the following variances from the regulations of the C1-188-“H” Zoning District to facilitate the development of the vacant lot into a construction design showroom and two dwelling units above: increase the building coverage from 30% to 31%; increase building height from 2 storeys to 3

storeys; reduce landscaped open space from 1.5 metres to 0.3 metres; increase maximum commercial floor area per commercial purpose from 140 square metres to 180 square metres; reduce required parking spaces from 1.5 per unit to 1 per unit; reduce the minimum parking stall length from 5.7 metres to 5.7 metre; reduce the setback from the centreline of Park Street from 16 metres to 13 metres; and reduce the setback from the Perry Street streetline from 6 metres to 1 metre. Furthermore, the applicant is seeking permission to use the lands for a construction design showroom in the main floor and basement of the proposed building.

**Recommendation by Staff:** No Comment Required

**File:** Z1807

**Address:** Part of 2159 Old Norwood Road

**Notice of Public Meeting – Temporary Use Zoning By-law Amendment**

**Development Description:** The applicant has requested that a Temporary Use Zoning By-law be applied to Block 55 of the draft plan of subdivision 15T-17501 to allow for the construction and operation of a new homes sales office utilizing private water and wastewater services.

**Recommendation by Staff:** No Comment Required

**File:** SPC-964

**Address:** 365 Armour Road

**Notice of Application for Site Plan Approval**

**Development Description:** Proposed conversion of the existing building into 27 residential dwelling units.

**Recommendation by Staff:** No Comment Required

**File:** Z1905

**Address:** 356 London Street

**Notice of Complete Application for Zoning By-Law Amendment**

**Development Description:** The applicant is proposing to amend the zoning of the lands from the R.1 – Residential District to the R.2 – Residential District to permit the redevelopment of the property by replacing the existing single detached residential dwelling with a new semi-detached residential units and associated driveway and parking areas off of Downie Street.

**Recommendation by Staff:** No Comment Required

**File:** A11/19

**Address:** 777 George Street North

**Notice of Hearing – Committee of Adjustment**

**Development Description:** The applicant is proposing the following variances from the regulations of the R.3 Zoning District to recognize two additional dwelling units in the

basement of the existing building, resulting in a total of six residential units: reduce the required parking spaces from 1.75 per unit to 1 per unit; reduce the landscaped open space from 1.5 metres to 1.35 metres between the parking area and side lot lines; reduce the minimum lot width per dwelling unit from 6 metres to 3.42 metres; reduce the minimum lot area per dwelling unit from 230 square metres to 154 square metres; increase the maximum lot coverage by open parking areas, driveways and vehicle movement areas from 25% to 59% to recognize the current driveway and parking area.

**Recommendation by Staff:** No Comment Required

**File:** A12/19

**Address:** 18 Maria Street

**Notice of Hearing – Committee of Adjustment**

**Development Description:** The applicant is seeking a minor variance for a reduction in the setback from the west side lot line from 1.2 metres to 1 metre to allow the construction of a two-and-a-half storey addition at the rear of an existing dwelling, maintaining the existing setback of the dwelling.

**Recommendation by Staff:** No Comment Required

**File:** B03/19

**Address:** 1637 Hetherington Drive

**Notice of Hearing – Committee of Adjustment**

**Development Description:** The applicant is seeking consent to sever 27 separately conveyable townhouse lots resulting in a total of 28 lots on the west side of Hetherington Drive, implementing the SP.358 Zoning District.

**Recommendation by Staff:** No Comment Required

**File:** B04/19

**Address:** 1652 Hetherington Drive

**Notice of Hearing – Committee of Adjustment**

**Development Description:** The applicant is seeking consent to sever 26 separately conveyable townhouse lots resulting in a total of 26 lots on the east side of Hetherington Drive, implementing the SP.359 Zoning District.

**Recommendation by Staff:** No Comment Required

**File:** Z1904

**Address:** 211 Hunter Street East

**Notice of Complete Application for Zoning By-Law Amendment**

**Development Description:** The applicant proposes to amend the zoning of the subject lands from the SP.229- Special Purpose Commercial District to a modified SP.229 – Special Purpose Commercial District to continue to facilitate the existing commercial

and residential land uses and to permit the development of a multi-residential development consisting of 259 additional units.

**Recommendation by Staff:** The committee may wish to provide comment as this property is adjacent to the Lift Lock. The property also contains a listed building.

**File:** SPC-965

**Address:** 217 Murray Street

**Notice of Application for Site Plan Approval**

**Development Description:** New building to be constructed for the Brock Street Mission, revised plans and site layout.

**Recommendation by Staff:** No Comment Required

Submitted by,

Erik Hanson  
Heritage Resources Coordinator

Emily Turner  
Heritage Researcher

Contact Name:

Erik Hanson  
Heritage Resources Coordinator  
Phone: 705-742-7777 Ext. 1489  
Toll Free: 1-855-738-3755  
Fax: 705-748-8824  
E-Mail: [ehanson@peterborough.ca](mailto:ehanson@peterborough.ca)