



City of
Peterborough

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

From: Erik Hanson, Heritage Resources Coordinator

Meeting Date: January 7, 2020

Subject: Report PACAC20-003
November and December Planning Circulations

Purpose

A report to recommend that the PACAC review and provide comment on Committee of Adjustment circulations received in November and December 2019.

Recommendation

That the Peterborough Architectural Conservation Advisory Committee approve the recommendation outlined in Report PACAC20-003, dated January 7, 2020 of the Heritage Resources Coordinator, as follows:

That the PACAC receive and provide comment on Planning circulations received in November and December 2019.

Budget and Financial Implications

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

Circulations Received for Comment

File: Z1916

Address: 109-127 Hunter St. E., 367 Rogers St. and Part of 124 Robinson St.

Notice of Application – Notice of Complete Application for Zoning By-law amendment

Development Description: The applicant proposes to amend the Zoning of the subject lands to facilitate the redevelopment and use for a mix of commercial and multi-unit residential units. The redevelopment of the subject lands proposes a total of up to 93 residential units together with approximately 1623m² (17,478 ft²) of ground floor commercial uses.

The applicant seeks to amend the existing zoning with modified zoning districts as noted on the Land Use Map attached.

The application further proposes to reduce the minimum number of required parking associated with the proposed uses. A total of 141 parking spaces are illustrated on the concept site plan. The residential parking is proposed to be reduced from 1.5 spaces per unit to 1 space per unit (for proposed Buildings A and D) and from 1.75 spaces per unit to 1 space per unit (for proposed Buildings B and C). The minimum required commercial parking is proposed to be reduced to 1 space per 38 square metres of gross leasable area (from 1 per 28 square metres of gross leasable area for proposed Buildings A and D and from 1 per 20 square metres of gross leasable area for proposed Building B).

Recommendation by Staff: No comment required

File: O1906 and Z1917

Address: 689 Towerhill Road

Notice of Application – Notice of Complete Application for Official Plan Amendment and Zoning By-law Amendment

Development Description: The applicant proposes to amend the Official Plan and Zoning of the subject lands to facilitate the development of a 256-bed long term care facility on the southerly 2.2 ha of the site (Phase 1) and a future residential condominium development on the remaining 7.7 ha of the site (Phase 2). The application proposes to amend Schedule A – Land Use of the Official Plan from Urban Fringe Control Area (Smith Township) to Residential.

Additionally, the application proposes to amend the Zoning of the southerly 2.2ha of the site from A1 – Rural Zone (Smith Township) and R.1,1m,2m – Residential District to a new Special District for public service uses to permit the proposed long-term care facility. Such facilities are typically permitted under the PS.2 – Public Service District zoning however the applicant has requested that a new Special District be created to reflect site-specific regulations for the long-term care facility.

Recommendation by Staff: No comment required

File: SPC-981

Address: 754 Water Street

Notice of Application – Notice of Application for Site Plan Approval

Development Description: Proposed addition to the existing building, converting the building into six dwelling units.

Recommendation by Staff: This is Abbott House, formerly owned by Trent University. The Youth Emergency Shelter is seeking to construct an addition to the rear of the structure. PACAC commented on a previous design and may wish to review the current iteration.

File: SPC-982

Address: 292 & 396 Lansdowne Street East

Notice of Application – Notice of Application for Site Plan Approval

Development Description: Proposed construction of Phase 1: Two commercial buildings, Building “D” = 647 sq. m. in building area and Building “E” with 816 sq.m. The property is zoned for the proposed use.

Recommendation by Staff: No comment required

Submitted by,

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