



City of
Peterborough

To: **Members of the General Committee**

From: **Cynthia Fletcher**
Commissioner of Infrastructure and Planning Services

Meeting Date: **July 20, 2020**

Subject: **Report IPSPL20-014**
Official Plan and Zoning By-law Amendment for
725 Clonsilla Avenue

Purpose

A report to evaluate the planning merits of amending the Official Plan and Zoning By-law from Major Open Space to Residential, to facilitate the use of the lands for a high density, multi unit residential development, consisting of a mix of housing types, including a multi-suite residence, townhomes and apartment buildings for approximately 440 to 600 units, with a maximum building height of 8 storeys and parking and landscaped areas.

Recommendations

That Council approve the recommendations outlined in Report IPSPL20-014 dated July 20, 2020, of the Commissioner of Infrastructure and Planning Services, as follows:

- a) That Schedule 'A' – Land Use of the Official Plan, as it relates to the property known as 725 Clonsilla Avenue, be amended from Major Open Space to Residential in accordance with the draft amendment, attached as Exhibit 'D' to Report IPSPL20-014;
- b) That Schedule 'E' – Residential Density of the Official Plan, as it relates to the property known as 725 Clonsilla Avenue, be amended to High Density Residential in accordance with the draft amendment, attached as Exhibit 'D' to Report IPSPL20-014;
- c) That the Zoning By-law be amended to add Section 399, to introduce Special Residential District SP.369, to permit a list of residential permitted uses and to

prescribe site specific regulations in accordance with the draft amendment attached as Exhibit 'E' to Report IPSPL20-014; and

- d) That approximately 8.0 ha. (19.77 ac.) of the northerly portion of the subject property be rezoned from the OS.2 – Open Space District 2 to the SP.369 – H - Special Residential District in accordance with Exhibit E attached to Report IPSPL20-014;
- e) That the 'H' Holding Symbol be removed at such time as that portion of the lands zoned OS.2 is dedicated to the City for parkland and any additional cash-in-lieu be paid to the City, or at such time as the Developer has entered into an agreement with the City with respect to the dedication of that portion of the lands and any additional requirement for payment, or combination thereof, in accordance with the provisions of the Planning Act, R.S.O 1990 c.P.13 and the City's Parkland Dedication By-law.

Budget and Financial Implications

There are no direct budget or financial implications arising from the approval of this application.

Background

The subject property is located on the north east corner of the intersection of Lansdowne Street West and Clonsilla Avenue. The lands support the 15th and 16th holes of the Kawartha Golf and Country Club 18-hole golf course. The property was severed from the Kawartha Golf and Country Club pursuant to a Severance granted in April 2018.

The application proposes amendments to both the City's Official Plan and Zoning By-law to support the redevelopment of the subject lands to support a mix of residential uses including a retirement residence (multi-suite residence), garden home residences (row housing), seniors apartment buildings and apartment/condominium buildings, all within a plan of condominium, serviced by private roads and services. A total of approximately 440 units (including 100 suites with limited kitchen and common dining) is proposed for the lands. The Concept Site Plan illustrates a total of 8 buildings ranging in height from 4 to 8 storeys. It is anticipated that the tallest buildings be situated in the centre portion of the site, transitioning to lower heights towards the golf course lands to the north and west.

The golf course was designed by Canadian golf course architect, Stanley Thompson for Canadian General Electric Co. Ltd. in the early 1930's. The current back nine was open for play in 1932 for use of General Electric employees and their friends. The current front nine holes were added later and opened for play in 1938. The City has identified the golf

course in it's adopted list of buildings and/or properties as being of cultural heritage value or interest to the City.

The original design conceived a residential development block between the current 13th, 16th and 17th holes, but was never constructed. The excess lands originally intended for residential development, affords the club the ability to relocate holes 15 and 16 of the course, with sufficient land to enable the redesign of a portion of the course. Kawartha Golf and Country Club has engaged Ian Andrew Golf Design to determine the best option for the redesign of the golf course. In response to the request of the City to determine the impact of the historically significant design, the application was accompanied with two statement documents prepared by Ian Andrew and supports the location of the development parcel on the premise that flipping the two holes away from Clonsilla Avenue would have the effect of preserving the important entry feature of the existing driveway to the club for the sole use of the club and eliminating conflicts with traffic and carts crossing roads. Ian Andrew also suggests that holes 15 and 16 have less significance to the overall course as compared to the holes on either side, and with additional land area available, the redesign is suggested to compliment the original Thompson design, matching the style and character of the new holes with the architecture of Kawartha's original holes. The severance of the parcel was initiated by the Golf Course in order to reduce debt and generate funding for capital projects.

Ian Andrew also considers the visual impact of the proposed residential development and the buildings anticipated to be constructed on the subject lands. Andrew suggests that it is quite common to have condominium and apartment buildings immediately adjacent to golf holes at some of Stanley Thompson's best courses. The relationship of the proposed buildings as identified on the Concept Site Plan relative to play is that the new hole will 'pass by' the development since it runs parallel to the hole, minimizing the visual impact on the golf course and the design of the new hole allows for preservation of a buffer of mature trees between the development block and the new 17th hole.

The existing tree buffer along Clonsilla Avenue also shares historical significance for Clonsilla Avenue. Since the original planting and design of the course in 1932, the tree buffer of a mix of species including some magnificent maples have provided a beautiful landscape along Clonsilla Avenue which has evolved to a very busy thoroughfare as compared to the laneway it was in 1932.

In review of this application, and in keeping with the results of Council's recently approved Parks and Open Space Study, it is noted that there is a lack of neighbourhood parkland in the area surrounding the subject lands. City Staff also consider the importance of the tree buffer along Clonsilla and recognize an opportunity to implement and introduce a much improved pedestrian friendly opportunity along the intensification corridor on Clonsilla Avenue, supporting a high density residential development with the potential to introduce an approximate 1000 person increase in an area already identified as lacking in park space. In order to address both the park space and an improved public realm along Clonsilla Avenue, Planning Staff approached the applicant, seeking cooperation for the

conveyance of sufficient land to facilitate a linear parkland strip along the Clonsilla Avenue frontage, to be interrupted by two driveway entrances to the development lands and supporting a trail/walkway that will connect to the sidewalk along the north side of Clonsilla Avenue at the east end and provide for a loop with passive parkland opportunities at a west end parkette. The developer has agreed in principle, to the location and size of the parkland with adequate setbacks to ensure preservation of a select group of trees along Clonsilla and within a triangle of land adjacent to the historically significant entrance driveway to the golf course.

The property is approximately 9.1ha (22.5 ac.) in size and it is proposed that approximately 0.87ha (2.14ac) of the required 1.47 ha. (3.6ac.) of land to be conveyed as parkland. The value of the balance of the required parkland dedication is proposed to be paid in lieu. The lands have been used as a golf course since 1932 and are situated in an area consisting of a mix of commercial uses to the south and east along Clonsilla Avenue and to the west along Lansdowne Street West and surrounded by primarily low density residential uses abutting the perimeter of the retained golf course lands. Clonsilla Avenue is designated as an intensification corridor on Schedule A-1 of the City's Official Plan. Several properties along Clonsilla Avenue, east of the subject lands support existing and proposed medium and high-density residential development. Clonsilla Avenue is serviced by public transit and the lands are accessible to two bus routes, accessed by stops along Clonsilla Avenue and Lansdowne St. W. in proximity to the subject lands. The local bus also provides connections to GO Transit via the Peterborough Bus Terminal, connecting the lands to other regional rail and bus service.

The current application was also accompanied by a Planning Justification Report, a Phase I and II Environmental Site Assessment, a Functional Servicing Report, a Downstream Capacity Study, a Traffic Impact Study, an Archaeological Assessment, a Hydrogeological Report, an Environmental Impact Study, a Geotechnical Investigation Report, and a Noise Study.

A Public Open House was hosted by the applicants on March 5, 2020 at the Kawartha Golf and Country Clubhouse, providing an overview of the development proposal with the concept site plan. Approximately 12 people attended the Open House and the applicant responded to questions of those in attendance. Comments about the preservation of the trees along Clonsilla Avenue and questions about the impact of the realignment of the holes and buffering of the retained golf course land were posed by those in attendance. Overall, the proposed development was well received.

The applicant has worked with Planning Staff and has submitted a revised concept site plan to address some of the comments received from the circulation of the application, including the illustration of the lands to be conveyed to the City for parkland and the relocated easterly driveway connection to Clonsilla Avenue. Additional discussion regarding proposed setbacks appropriate to the parkland and adjacent the golf course lands will also influence the final design.

Analysis

a) Provincial Policy Statement, 2020

Any decision on the proposed Official Plan and Zoning By-law amendment must be consistent with the Provincial Policy Statement, 2020 (PPS) which came into effect on May 1, 2020. The PPS provides general direction to municipalities with respect to addressing matters of provincial interest in land use planning.

Section 1.1.1 of the PPS states that healthy, liveable and safe communities are sustained by (among other things):

- “b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs”.
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs.”

Section 1.4.3 of the PPS requires municipalities to provide for an appropriate range and mix of housing by:

“b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;
 - c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
 - d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed.”

The proposed introduction of high-density residential development addresses the established need for housing in the community. The property is located along the Clonsilla Avenue intensification corridor and is supported by infrastructure, public services and public and active transportation corridors. The conveyance of parkland along the Clonsilla Avenue frontage will improve the pedestrian connectivity and provide an improved active transportation corridor.

Section 2.6 of the PPS requires municipalities to protect significant building heritage resources and significant cultural heritage landscapes via the following policies (among others):

“2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.”

The lands were considered via the completion of a Stage 1 and Stage 2 Archaeological Assessment. The Archaeological Assessment concludes that there are no significant archaeological concerns with the preliminary concept plan and it is unlikely that significant pre-contact and historic First Nations or historic Euro-Canadian archaeological sites are unlikely to be found in any undisturbed ground within the subject site.

The application is also supported by a Heritage Impact Brief regarding the impact of the proposed development on the golf course, identified by the City to have Heritage value. The conclusion of the Heritage Impact assessment of the redesign is that the subject parcel will not displace iconic holes and the redesign will allow for the integration into the original design of the golf course with adequate buffering. The parkland opportunity along Clonsilla Avenue will also serve to preserve the tree lined entrance and a portion of the historic treed area along Clonsilla Avenue.

Staff is satisfied that the proposed use is consistent with the PPS.

b) A Place to Grow, 2019

Similar to the PPS, any decision on the proposed Official Plan and Zoning By-law amendment must conform with the policies of A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (the Growth Plan). The Growth Plan builds upon the policy foundation of the PPS by providing land use planning policies to address specific issues in the Greater Golden Horseshoe (GGH). The subject property is located within the Delineated Built-up Area as defined in the Growth Plan. Accordingly, the property is subject to both general policies in the Plan and to policies that are specific to the Delineated Built-up Area.

Generally, the Growth Plan requires municipalities to focus growth within Delineated Built-up Areas and to support the achievement of communities that:

- feature a diverse mix of land uses and convenient access to local stores, services, transportation options and public service facilities;
- improve social equity and quality of life;
- provides a diverse range and mix of housing options to accommodate people at all stages of life.

The establishment of complete communities, a thriving economy, a clean and healthy environment, and social equity are goals of the Plan based on core guiding principals including ‘prioritize intensification and higher densities to make efficient use of land and infrastructure and support transit viability’.

Section 2.2.1.4 of the Plan supports complete communities that:

“e) ensure the development of high quality compact built form, an attractive and vibrant public realm, including public open spaces, through site design and urban design standards.”

Section 4.2.7.1 states that ‘Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.’

In staff’s opinion, the proposed development supports the achievement of complete communities and conforms with the policy directions by supporting housing options, including seniors’ housing in an urban form of development along a transit and intensification corridor through a more compact built form, on an underdeveloped site with access to amenities including commercial shopping and employment opportunities within walking distance, while respecting the cultural heritage and providing needed parkland within the area, and helps to achieve these policy directions and therefore conforms with the Growth Plan.

c) Official Plan

The Major Open Space land use that is currently assigned to the subject property is reflective of the historical use of the lands as a golf course. The subject property is located south of the existing creek running through the golf course and does not include an identified natural feature, area or corridor within Schedule C – Natural Areas and Floodplains Schedule in the Official Plan. The property is located within the area identified as ‘Intensification Corridor’ on Schedule A-1 City Structure. Clonsilla Avenue is identified as a ‘High Capacity Arterial’ street on Schedule B – Road Network.

Intensification corridors are intended to be the focus for higher density mixed-use development consistent with planned transit service levels. The Official Plan encourages

intensification along Clonsilla Avenue and the proposed High-Density Development will introduce an appropriate infill intensification, served by public transit, services and infrastructure. The proposed parkland dedication will serve to improve access to neighbourhood parks for the area and serve the future residents of the proposed development. It is intended that Schedule 'E' – Residential Density, be amended to assign the 'High Density Residential' designation to the subject lands.

The lands are located within the Built Boundary as illustrated on Schedule A-1. The policies related to the Intensification Corridors also encourage appropriate intensification within the Built Boundary of the City, in locations where servicing capacity exists or can readily be improved within the infrastructure, and where additional development can be compatibly integrated with existing built form, land use patterns, natural heritage features and natural hazards. Intensification is encouraged along identified Intensification Corridors as identified on Schedule A-1, City Structure. Furthermore, lands within the Built Boundary are intended to facilitate a significant portion of growth representing a minimum of 50% of the housing units within Peterborough, approved annually.

The Residential policies of the Official Plan "encourage residential intensification to increase the supply of housing through better use of existing resources, buildings and under-utilized sites" as noted in Section 4.2.1.2 of the Official Plan (Residential Objectives).

The proposed redevelopment of the lands to support up to 440 units would result in a density of approximately 60 units/ha., within the density range contemplated under the Medium or High Density Residential range of 50 to 110 dwelling units per hectare and contemplated with the City's current Official Plan along intensification corridors. The proposed apartment building form ranging from 4 to 8 storeys is a form contemplated by the High-Density Residential policies of the Official Plan.

Development applications, including Official Plan and Zoning By-law Amendment applications must address the provisions of Section 4.2.5.6 and 4.2.5.7 of the Official Plan which includes the requirement for a concept site plan and building perspective, with sufficient details related to the massing and conceptual design and relationship to the streets and surrounding neighbourhood. The adequacy of municipal servicing, implications of traffic generation, provision of amenities, proximity to schools, parks and recreation areas, adequate buffering, parking and landscaping, and proximity or presence of significant natural / environmental features should all be considered in the evaluation of the proposed amendment.

The introduction of 440 new units is proposed to complement the existing neighbourhood and is in keeping with the intensification objectives of the Official Plan for the Clonsilla Avenue corridor. The Transportation Division has noted in relation to a recent development application along Clonsilla Avenue, that the City is proposing to undertake an operational review of Clonsilla Avenue to examine potential improvements to address existing operations and to support future development along Clonsilla Avenue. It is not expected that this particular development would be required to deal with the overall traffic

issues of Clonsilla Avenue. The proposed parkland and setback from the parkland along the Clonsilla Avenue frontage will protect for a 36m ultimate right-of-way along Clonsilla Avenue with a 6.0m setback from the future property line.

Adequate sanitary and stormwater services exist to support the proposed development. Some improvements to downstream services will be required within the localized system. The developer will be required to address downstream capacity issues with a financial contribution towards a downstream solution at Site Plan Approval stage. Stormwater management details and Low Impact Development techniques will be refined at Site Plan Approval stage via detailed design.

The proposed residential development will facilitate the creation of needed parkland in the area, be serviced by municipal servicing, in close proximity to schools and public transit, conforms to the policies of the Official Plan and is compatible with the neighbouring uses.

d) Zoning By-law

The property is currently zoned OS.2 – Open Space District 2 – Open Space District permitting a limited list of land uses including parks, conservation areas, an outdoor pool, golf course and botanical garden. The proposed use of the lands to permit up to 440 residential units, requires an amendment to the Zoning By-law.

The submission is accompanied by necessary studies and analysis to ensure conformity with the Official Plan policies. Site specific zoning and regulations are proposed in the draft Zoning Amendment attached as Exhibit 'E' to Report IPSPL20-014 with regard to regulations related to minimum setbacks, maximum height, maximum building coverage and location of parking spaces in relation to windows of habitable rooms to support the proposed development.

The applicant proposes to amend the zoning of the subject lands to permit the development for multi unit residential development of a variety of dwelling types including dwelling units, nursing home, home for the aged and minor accessory uses.

The application proposes the following site-specific permitted uses and regulations to support the proposed residential redevelopment of the lands:

Proposed Permitted Uses:

- a) a dwelling unit
- b) an apartment dwelling
- c) a multi-suite residence
- d) a nursing home
- e) a home for the aged
- f) group dwelling
- g) accessory buildings or structures

Proposed Regulations:

Type	Proposed Requirement
a) minimum building setbacks:	7m from all property lines, except the property line adjacent to parkland where a minimum of 6m shall be permitted
b) maximum number of residential units	440
c) maximum building coverage:	50%
d) maximum number of storeys:	8
Notwithstanding the provisions of Section 4.3.2 c), a motor vehicle parking space or driveway shall be permitted within 6 metres of a window to a habitable room in an apartment dwelling, multi-suite residence, nursing home, or group dwelling.	

The proposed amendment identifies a maximum number of dwelling units. Based on the direction of the Provincial Growth Plan, the proposed High Density Residential designation policies and the policies to encourage intensification along the Clonsilla Avenue corridor, Planning Staff recommend a range of unit potential by expressing both a minimum and maximum lot area per unit requirement at a range of 135m² to 185m² per unit. This would facilitate between approximately 440 and 600 units (equal to a density of 54 to 74 units per hectare) and ensure that development occurs at a medium to high density level as anticipated by the guiding policies, accommodating the proposed concept plan and potentially accommodating a greater number of units where efficiencies of lot coverage and building form are also met.

Parking for suites within a multi-suite residence (proposed retirement residence) has typically been reduced to a ratio of 0.75 parking spaces per suite versus the traditional 1.75 parking spaces per unit for buildings in this area within buildings with more than 3 units. It is therefore, also recommended by Planning Staff, that a site-specific regulation be added to facilitate a ratio of 0.75 parking spaces per suite for the retirement residence portion of the development (considered to be a multi-suite residence).

The developable portion of the lands is proposed to be zoned SP.369 – H – Special Residential District. It is intended that the land to be dedicated for parkland along Clonsilla Avenue remain in the existing OS.2 – Open Space District Zoning. The setbacks prescribed by the above regulations will respect the buffering required to

support both the adjacent golf course lands and the parkland trees. It is intended that the parkland be interrupted in two locations to facilitate the driveway entrances to the site from Clonsilla Avenue and will provide and maintain frontage onto a municipal road from these access points.

Planning Staff is satisfied that the proposed Zoning By-law Amendment conforms to the proposed High-Density Residential designation in the Official Plan.

e) Site Plan Approval

Subsequent to Zoning approval, the proposal will also be subject to Site Plan Approval prior to issuance of a Building Permit. Any residential development containing more than four (4) dwelling units is subject to Site Plan Approval. Approval of the Site Plan related to the proposed development of the lands for more than fifty (50) units requires Council Approval. Site Plan Approval will address the details related to the location of parking, driveways, lighting, landscape treatment and buffering.

In accordance with the comments from the Transportation Division, the applicant has agreed to relocate the easterly proposed driveway to align with the driveway entrance opposite Clonsilla Avenue, currently servicing the Mark's Work Warehouse site.

It is recommended that the following site-specific details be considered as part of the Site Plan Approval process related to natural features, geotechnical features, servicing, noise mitigation and tree planting:

1. Include provisions in the Site Plan Agreement for the preservation of natural features on the subject site, in accordance with the Environmental Impact Study and Woodlands Environmental Impact Study prepared by Cambium Inc. Compensation plantings, enhancement of the retained golf course lands, management of invasive species and implementation of an appropriate stormwater management plan should all be considered.
2. Include provisions in the Site Plan Agreement to address the specific geotechnical recommendations as contained in the Geotechnical Investigation Report prepared by Cambium Inc., related to the site preparation, frost penetration, excavation, dewatering, backfill and compaction, pavement design, and other considerations relative to geotechnical considerations.
3. Include provisions in the Site Plan Agreement to address requirements for standard controls and warning clauses in accordance with the conclusions of the Noise and Vibration Impact Study prepared by Cambium Inc., including recommendations regarding the siting of various elements of the proposal that minimize noise impacts.

4. Include provisions in the Site Plan Agreement to ensure that the development adheres to the January 16, 2020 EIS recommendations, including Landscaping, Tree Protection/Compensation, and Erosion and Sediment Control Plans.
5. Include provisions in the Site Plan Agreement to require a contribution to the upgrading of the identified downstream servicing improvement, based on proportionate flows.

Response to Notice

1. Significant Agency Responses:

Agency circulation was originally issued on September 18, 2019. Additional supporting documentation circulated on January 15, 2020.

The City's Infrastructure Management Division has no objection to the proposed Official Plan and Zoning Amendment and note that the development will require the completion of an approved stormwater management report to meet the City of Peterborough Engineering Design Standards as part of the Site Plan Approval Process including detailed stormwater quantity control, stormwater quality control, low impact development features and sediment and erosion controls. The report should consider total imperviousness, including those areas of proposed stormwater ponding.

The City's Development Engineer provided comment on the Functional Servicing Report and confirms that a contribution to the upgrading of the identified downstream servicing improvement on Webber Avenue and Lansdowne Street, based on proportionate flows, will be required as a condition of site plan approval. The Cost Sharing Agreement is required to upgrade sewer lengths that are over capacity.

The City's Transportation Division provided comment on the traffic impact study and recommend that the westerly entrance be restricted to a right-in, right-out design to prevent interference with movement close to the Lansdowne/Clonsilla intersection and recommend an eastbound left turn lane on Clonsilla to accommodate projected volume to the relocated easterly driveway access and reduce collision potential. Transportation recommend the shift of the east entrance to line up with the new commercial driveway entrance across Clonsilla Avenue for the Mark's Work Warehouse development at 1230 Lansdowne St. W. Comments also recommend that a site access connection be provided from the site to the Kawartha Golf Club entrance. This entrance could potentially allow for golf cart access between the two properties. A recommendation for a sidewalk connection or walking trail be provided along the north side of Clonsilla Avenue to provide an access to the existing pedestrian crossing signal at the Golf Course entrance driveway facilitating a safe route for residents of the development to walk to the plaza on the south side of Clonsilla Avenue. Transportation recommends protecting for a 36m right of way width along the Clonsilla Avenue corridor by way of an enhanced

building setback to facilitate future widening. Appropriate site triangles would also be required for both entrances at Site Plan Approval stage with a minimum of 5.0m x 12.0m dimension.

The City's Community Services Department has provided comment regarding the recent Council adopted Parks Development Standards Document and the Assessment of Park and Open Spaces Document, which includes a standard of 1 hectare of parkland per 1000 population. The creation of a linear park along Clonsilla Avenue and a neighbourhood park space at the southwest point of the site would appear to comply with the new standards adopted by Council. Suitable park amenities will be reviewed once there is a better understanding of the resident demographic.

The City's Accessibility and Transportation Demand Management Review recommends that the zoning include flexibility for small ground floor commercial/retail space on site in addition to residential uses. A high level assessment of the proposed site plan against the guiding framework for the Lansdowne and Clonsilla area, based on the demonstration plan and conclusions of the City's Community Design Charette for the Official Plan update was provided. It is recommended that the urban design of the proposed site plan be adjusted to meet as many design guidelines as possible, including public parkland along Clonsilla Avenue to facilitate a wide greenway treatment along Clonsilla to preserve the green character of this street and accommodate multiple trails, landscape, innovative stormwater management, and small parks with seating, passive recreation, trails, gardens, and children's play (where buffered and safe). Recommendations have been forwarded to the applicant for consideration and an agreement with the applicants regarding conveyance of lands to support a linear park along Clonsilla Avenue has been reached, to be formalized via a parkland dedication agreement.

Peterborough Utilities Group indicate that Development Charges are applicable and on-site pad-mounted transformers will be required. The owner should reserve location at each building site for a transformer. PDI indicated that an electric line extension may be required, and the costs of this expansion will be calculated using the Ontario Energy Board Distribution System Code Appendix B. There should be only one electric service to the property. Each unit will need to be separately metered. If electric heat is provided in rental units, then the electric heat is to be metered separately from the renter's meter.

Peterborough Victoria Northumberland and Clarington Catholic District School Board provided comment and concern with the original concept plan and the proposal for full traffic movement at the westerly entrance, in proximity to the busy intersection at Lansdowne and Clonsilla. Subject to similar concerns from the City's Transportation Division, the westerly driveway will be limited to a right-in, right-out only and a new eastbound left turn lane will be required for the easterly drive connection, moving traffic congestion away from the intersection.

Otonabee Region Conservation Authority (ORCA) has provided technical comments based on the submitted supporting documentation. No erosion hazards, dynamic beach hazards or hazardous features have been identified on the site. As per the information provided, there is a significant woodland traversing portion of the development envelope, however, the EIS assumes that the entire woodland would be removed and that the appropriate mitigation and compensation would need to occur on the retained lands owned by the Kawartha Golf and Country Club. Written confirmation from Cambium notes that the 2015 EIS/Section 5.0 Recommendations are relevant to the proposed amendments on the subject lands and ORCA staff is content that the applications appear consistent with the Provincial Policy Statement policies 2.1.5 b) and 2.1.8 provided development adhere to the January 16, 2020 EIS recommendations, including Landscaping, Tree Protection/Compensation, and Erosion and Sediment Control Plans in support of Site Plan approvals. The EIS has not identified other natural heritage features. ORCA has indicated that the proposed Official Plan and Zoning Amendment is consistent with the policies of the PPS and regulations that ORCA is mandated to review and that further details are requested to be submitted with the application for Site Plan Control. Technical comments have been forwarded for consideration by the applicant.

No further agency has expressed any significant concerns or requests with respect to the proposed rezoning of the subject property.

2. Summary of Public Responses:

The applicants held an Open House related to the proposed amendments on March 5, 2020. Approximately 12 people attended the Open House in addition to the applicants', consulting Planner, City Planning Staff and Ward Councillors. Comments and questions were largely related to the redesign of the golf course, the proposed design and demographic of the development and buffering treatment for adjacent residential subdivision lands.

No written comments have been received as of June 24, 2020.

Submitted by,

Cynthia Fletcher
Commissioner of Infrastructure and Planning Services

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Attachments:

Exhibit A – Land Use Map

Exhibit B – Revised Concept Site Plan

Exhibit C – Realigned Golf Course Plan

Exhibit D – Draft Official Plan Amendment

Exhibit E – Draft Zoning By-law Amendment

Exhibit A, Land Use Map, Page 1 of 1

Land Use Map

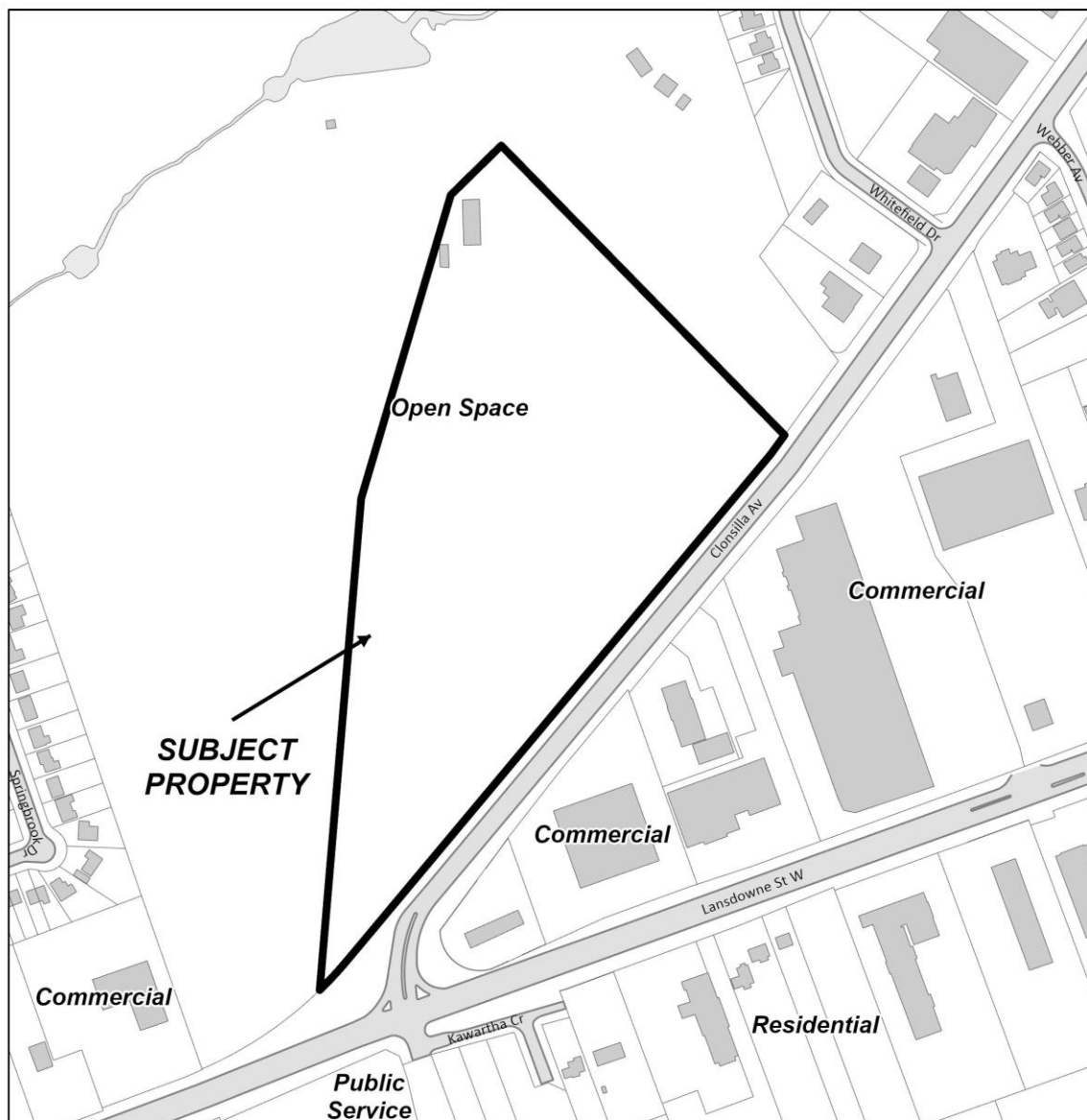
File: Z1915 & O1905

Property Location: 725 Clonsilla Ave

EXHIBIT

SHEET

OF



The City of Peterborough Planning Division

The "City of Peterborough" its employees, or agents, do not undertake to guarantee the validity of the contents of this digital or hardcopy mapfile, and will not be liable for any claims for damage or loss arising from their application or interpretation, by any party. It is not intended to replace a survey or to be used for a legal description.



Date: September 10, 2019

Map by: PZhao

0 15 30 60 90 120 150 Metres

Exhibit B, Revised Concept Site Plan, Page 1 of 1

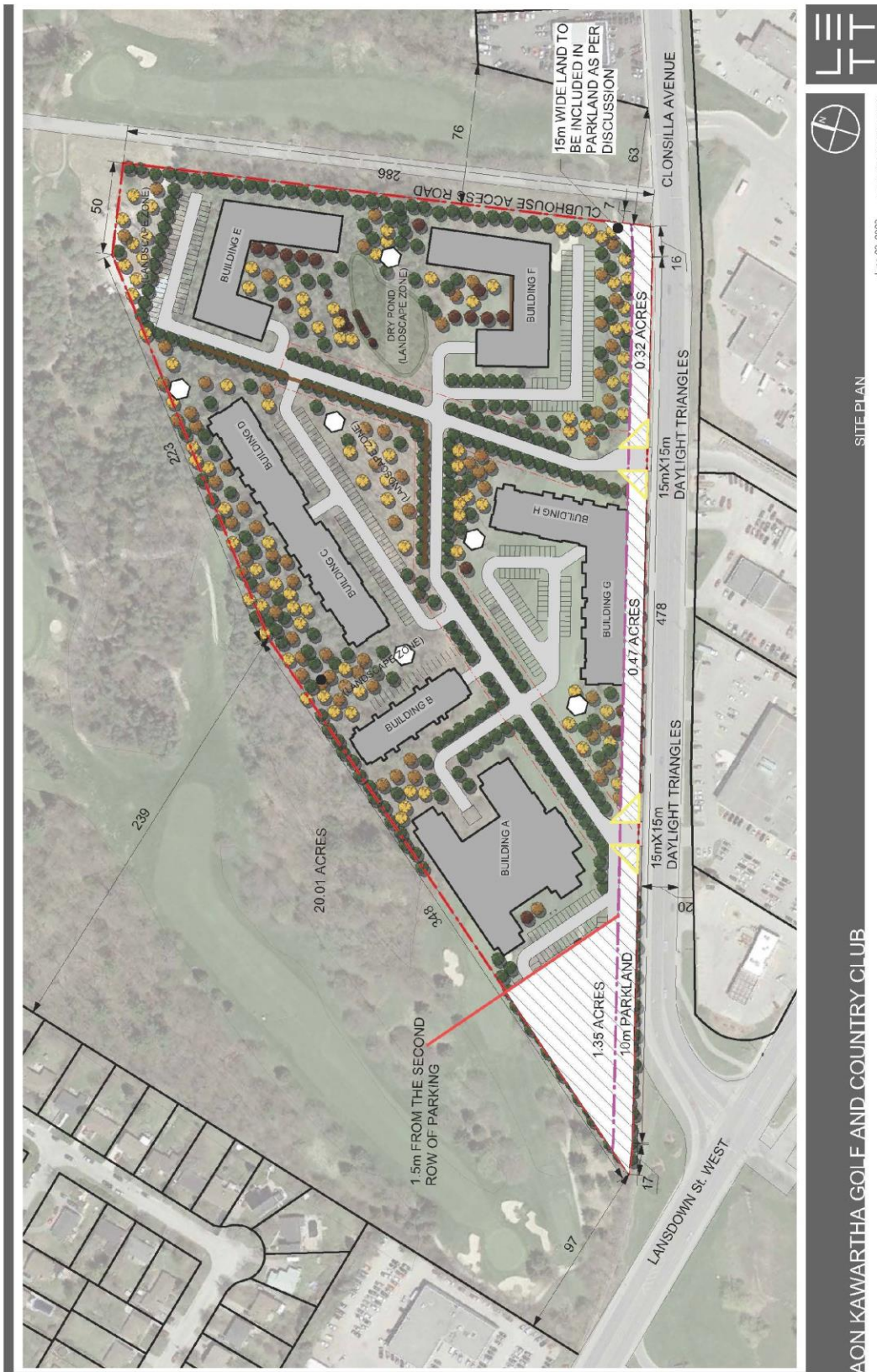


Exhibit C, Realigned Golf Course Plan, Page 1 of 1



Exhibit D – Draft Official Plan Amendment, Page 1 of 3



The Corporation of the City of Peterborough

By-Law Number 20-

Being a By-law to Adopt Amendment Number to the Official Plan of the City of Peterborough for the property known as 725 Clonsilla Avenue

The Corporation of the City of Peterborough by the Council thereof hereby enacts as follows:

1. **Schedule 'A' – Land Use** of the Official Plan be amended from 'Major Open Space' to 'Residential' in accordance with Schedule 'A' attached hereto.
2. **Schedule 'E' – Residential Density** of the Official Plan, be amended to 'High Density Residential' in accordance with Schedule 'B' attached hereto.

By-law read a first, second and third time this day of , 2020.

Diane Therrien, Mayor

John Kennedy, City Clerk

Exhibit D – Draft Official Plan Amendment, Page 2 of 3

Exhibit D – Draft Official Plan Amendment, Page 3 of 3

Exhibit E, Draft Zoning By-law Amendment, Page 1 of 4



The Corporation of the City of Peterborough

By-Law Number 20-

Being a By-law to amend the Zoning By-law for the lands known as 725 Clonsilla Avenue

The Corporation of the City of Peterborough by the Council thereof hereby enacts as follows:

1. That Section 399 be added as follows:

“ Section 399

Special District 369 (SP.369)

Permitted Uses:

399.2 No person shall within a SP.369 District use any land or erect, alter or use any building or part thereof for any purpose other than:

- a. a dwelling unit
- b. an apartment dwelling
- c. a multi-suite residence
- d. a nursing home
- e. a home for the aged
- f. group dwelling
- g. accessory buildings or structures

Regulations:

399.3 No person shall within a SP.369 District use any land or erect, alter or use any building or part thereof except in accordance with the following regulations:

Regulation	Requirement
a) minimum building setbacks:	7m from all property lines, except the property line adjacent to parkland where a minimum of 6m shall be permitted
b) minimum lot area per unit	135m ²
c) maximum lot area per unit	185m ²
c) maximum building coverage:	50%
d) maximum number of storeys:	8
Notwithstanding the provisions of Section 4.3.2 c), a motor vehicle parking space or driveway shall be permitted within 6 metres of a window to a habitable room in an apartment dwelling, multi-suite residence, nursing home, or group dwelling.	
Notwithstanding the provisions of Section 4, a minimum of 0.75 parking spaces per suite for a multi-suite residence shall be provided and maintained on site	
399.4 SP.369 District is hereby designated as a Residential District	

“

2. That Map 21 forming part of Schedule “A” to By-law 97-123, is amended by changing the area shown on the sketch attached hereto as Schedule ‘A’ from OS.2 – Open Space District to SP.369 – H.
3. That the ‘H’ Holding Symbol be removed at such time as that portion of the lands to remain OS.2 is dedicated to the City for parkland and any additional cash-in-lieu be paid to the City, or at such time as the Developer has entered into an agreement with the City with respect to the dedication of that portion of the lands and any additional requirement for payment, or combination thereof, in accordance with the provisions of the Planning Act, R.S.O 1990 c.P.13 and the City’s Parkland Dedication By-law.

By-law read a first, second and third time this day of , 2020.

Diane Therrien, Mayor

John Kennedy, City Clerk

Exhibit E, Draft Zoning By-law Amendment, Page 3 of 4

