



City of
Peterborough

To: **Members of the General Committee**

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

Meeting Date: **November 9, 2020**

Subject: **Report IPSPL20-024**
Official Plan and Zoning By-law Amendment Applications
O2001 and Z2006 – 385 George Street North

Purpose

A report to evaluate the planning merits of an Official Plan and Zoning By-law Amendment to facilitate the redevelopment and use of the property at 385 George Street North for a mix of commercial and multi-unit residential with a total of up to 56 residential units and approximately 560 m² (6028 ft²) of ground floor commercial uses.

Recommendations

That Council approve the recommendations outlined in Report IPSPL20-024 dated November 9, 2020, of the Commissioner of Infrastructure and Planning Services, as follows:

- a) That Section 4.2 Policies for Specific Residential Properties of the Official Plan be amended by adding Section 4.2.4.19 to permit a residential density of 555 dwelling units per hectare for the subject lands in accordance with the Draft Amendment attached as Exhibit D of Report IPSPL20-024; and
- b) That Section 3.9 Exceptions of Zoning By-law 97-123 be amended by adding Exception No. 339, to introduce site specific regulation for the lands known as 385 George Street North related to building floor area and building coverage in accordance with the Draft Amendment attached as Exhibit B of Report IPSPL20-024;

- c) That the subject property be rezoned from C.6 – Commercial District to C.6-339-H – Commercial District in accordance with Exhibit B of Report IPSPL20-024; and
- d) That the Commissioner of Infrastructure and Planning Services approve the application to remove the ‘H’ Holding Symbol at such time as:
 - 1. Site Plan Approval has been granted for the property, which will include the following requirements:
 - i. Samples of exterior material be provided;
 - ii. Floor heights on floor two through five are a consistent height;
 - iii. The building will step-back above the fourth storey datum line;
 - iv. Any additional concerns, as stated in the letters received from PACAC dated July 16, 2020 and September 24, 2020, have been addressed;
 - v. The above-mentioned items are to the satisfaction of the Planner of Urban Design and Heritage Resource Coordinator to ensure compatibility of the building with the abutting designated heritage property and context of the neighbourhood.
 - 2. The Owner has paid Cash-in-Lieu of Parkland Dedication to the City in accordance with the provisions of the Planning Act, R.S.O 1990 c.P.13 and the City’s Parkland Dedication By-law for the proposed mixed-use development.

Budget and Financial Implications

The City’s Development Charges By-laws (19-095 and 19-096) encourage the creation of new multi-unit residential developments in the Central Area. The subject lands are located within the Central Area and the proposal meets the minimum fifteen (15) apartment dwelling unit provision. As such, the proposal is eligible for an exemption from payment of the Development Charges at the Building Permit stage, related to those dwelling units located within the Central Area boundary. In addition, the applicant could be eligible for funding through the City’s Community Improvement Program for the Central Area

Background

The subject property is located in the Commercial Core Area on the west side of George Street North between the cross streets of Hunter Street West and Simcoe Street. The

surroundings are predominantly commercial in character, with mixed use developments containing residential dwelling units above the commercial ground floors. The buildings in the area vary in height from two-storeys to four-storeys with the majority being predominantly three storeys in height. Located in the downtown core, the property provides convenient walking and cycling access to a variety of local amenities.

The proposed building will abut a Designated Heritage Property (By-law 04-110) pursuant to Part IV of the Ontario Heritage Act (OHA). This building which is commonly known as the “Fair/Bierk Building”, 383 George Street North, is located to the south of the subject lands. This four-storey building has heritage value as a good example of mid-Victorian Commercial architecture. The current application was accompanied by a Heritage Impact study that has subsequently been reviewed by City staff in conjunction with the Peterborough Architectural Conservation Advisory Committee (PACAC). As a result, some changes were made to the original design. PACAC has requested the Site Plan application be provided for their review and comment as there are still some items, they, in combination with the City’s Urban Design team and Heritage Resource Coordinator, would like to address in more detail.

The subject property is approximately 0.10 ha (0.25 ac) in size with an existing two-storey commercial building, which currently sits vacant. The applicant has expressed their intention to create an adaptive reuse development within the downtown which will utilize as much of the existing structure as possible. Preliminary structural studies have been conducted; however, further investigation is required to understand the extent to which this is feasible.

The property currently has no on-site parking. The applicant explored the option of providing on-site parking however, given that the existing building covers the vast majority of the subject lands, it was determined to not be feasible. As per Section 4 of the Zoning By-law, the proposed development would require forty-two (42) parking spaces. The applicant proposes to satisfy the parking requirements by providing cash-in-lieu of parking. In addition, the applicant has been in discussion with the City’s Transportation Division to lease parking spaces at the nearby Simcoe Garage. This public parking facility is easily accessed through the rear laneway located on the West side of the building. Design considerations have been incorporated in the proposal to include a pedestrian friendly entrance with enhanced façade treatments along the rear of the building. The parking garage is located within 35m (115ft) of the proposed rear entrance. The proposed façade improvements along the rear of the building will be a welcomed addition to the downtown as GreenUp has already commenced a downtown vibrancy project that is focused on revitalizing this City owned laneway.

To facilitate the proposed redevelopment, the Applicant proposes to re-zone the property from C.6 – Commercial District – to a modified C.6 – Commercial District with By-law exceptions to increase maximum building coverage and increase to the maximum building floor area ratio.

Additionally, the Applicant has requested an exception from Section 4.2.2.3.2.1 of the Official Plan to permit a maximum residential density of 555 dwelling units per hectare which is increase from the current maximum of 250 dwelling units per hectare.

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. There have been concerns expressed by City Staff and PACAC regarding the building design and impact to the adjacent designated heritage property. The applicant has expressed a willingness to continue discussion regarding these items. It is staff's recommendation that these items be addressed at Site Plan Approval, since it will require a level of design detail that is beyond what is deemed necessary through the Zoning By-Law and Official Plan Amendment process.

Analysis

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;
- g) ensuring the necessary infrastructure and public service facilities are or will be available to meet current and projected needs”.

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

- “b) permitting and facilitating:
 - ii. 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 areas where it exists or is to be developed;”

It is staff's opinion that the above-mentioned policy has been satisfied by the proposed development. The development is proposed to be constructed on a lot which is currently occupied by a vacant two-storey commercial building. The proposed adaptive reuse will provide additional housing opportunity in the central core area as well as providing economic benefit through the revitalized commercial ground floor area. A variety of unit types are to be provided including two-bedroom, one-bedroom and studio apartments with ten (10) units being barrier free. Existing municipal services and infrastructure will be utilized and improved, where necessary, to ensure the development has adequate infrastructure to support the proposed use. The residential use will be located outside of areas of flooding and natural hazard. Located on the main street in the City's downtown, this development is conveniently located within walking distance to many parks, restaurants, retailers, the Simcoe Street Parking Garage and the downtown bus terminal. This proposal represents a highly pedestrian-friendly development and desirable type of intensification on a site that is currently underutilized in the Commercial Core Area.

The PPS also addresses matters relating to built form and cultural heritage. Section 1.7.1 of the PPS encourages municipalities to support long-term economic prosperity by:

- “e) Encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.”

Furthermore, Section 2.6.1 of the PPS directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

Section 2.6.3 states “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 attributed of the protected heritage property will be conserved.”

The existing building abuts a Designated Heritage Property pursuant to Part IV of the OHA. The proposed application was circulated to agencies in March 2020. PACAC has since prepared two formal letters to address their comments and concerns regarding the proposed development. It is recommended that further consultation be done at site plan approval to ensure the built form is consistent with the PPS. It is staff's opinion that the current conceptual site plan (see Exhibit C) does not adequately satisfy this policy directive. The proposed building will introduce a more modern architectural style into the downtown neighbourhood. Through thoughtful design and further consultation at Site Plan process, it is the opinion of Staff that this redevelopment will address PPS policy and will be an improvement to the exterior character of the neighbourhood and a welcomed enhancement to the existing structure.

In accordance with the City's Site Plan Control By-law 11-081, any residential development greater than four (4) dwelling units is subject to site plan control. Consequently, the proposed Zoning By-law and Official Plan Amendment to permit the five-storey mixed use development with fifty-six (56) residential units will trigger the need for site plan control. To ensure PACAC, Planning Staff and Council are satisfied that the final design development complies with the PPS, staff recommend that a holding symbol be placed on the subject lands. This will permit staff to ensure mitigation measures are implemented through site plan approval to ensure there is no negative impact to the adjacent heritage property in accordance with the PPS.

A Place to Grow, 2020

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, 2020 (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; and
- provides a diverse range and mix of housing options to accommodate people at all stages of life.

In addition, Section 4.2.7.1 addresses policy as it relates to Protecting What is Valuable, specifically cultural heritage resources. This 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 use helps to achieve these policy directions and therefore conforms with the Growth Plan. In regard to conserving the cultural heritage, it is staff’s opinion that these policies are more appropriately addressed at Site Plan Approval stage. Further consultation between the applicant, planning staff and the City’s Heritage Resource Coordinator will be required which will include consideration for past and future comments prepared by Peterborough Architectural Conservation Advisory Committee.

Official Plan

The subject property is designated Commercial on Schedule A – Land Use of the Official Plan as well as Commercial Core Area on Schedule J – Central Area Land Use Plan. Schedule I – Commercial Area shows the subject land as Central Area.

The proposed development requests an amendment to the Official Plan to permit a high-density mixed-use development that proposes a density of 555 units per hectare. This is an increase from the current maximum allowable density of 250 units per hectare that is contemplated in Section 4.2 of the Official Plan. This current high-density residential range was adopted into the Official Plan in 1992, well before the Growth Plan and Urban Growth Centre density requirements, thus it does not reflect current residential intensification targets. The subject lands and current building do not represent an appropriate level of density given the location; thus, the site is currently underutilized from an intensification perspective.

Section 2 of the Official Plan encourages development that increases “the amount and intensity of residential uses in and around the Central Area by supporting appropriate multi-unit residential or mixed-use development and redevelopment.” Additionally, this section supports development on lands adjacent to protected heritage property “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 applicant has expressed an openness to further design development to explore mitigation measures which would “conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.” Furthermore, the proposed adaptive reuse of the existing building is in keeping with the objectives in the Official Plan to “encourage residential intensification to increase the supply of housing through better use of existing resources, buildings and under-utilized sites.”

Section 4.2.5.7 establishes criteria to be considered when reviewing an application for residential development:

- i) The type of housing form proposed for a site;
- ii) The nature and extent of existing land uses within an area or in proximity to a site to be developed;
- iii) The adequacy of municipal services available to an area or to the site;
- iv) The implications of traffic generation and proposed measures to lessen the impact on the surrounding environment;
- v) The provision of amenities to serve the residents of a development and the adequacy of amenities in the area to serve the residents;
- vi) The proximity of the site to municipal park and recreation areas and school sites in order to serve the residents of the development;
- vii) Adequate standards for parking, buffering, and landscaping in the zoning by-law; and
- viii) The proximity of the site to, or presence of significant natural / environmental features and how the development is sensitive to these features.

In addition to the above-mentioned considerations, the focus of the Commercial Core Area is the major concentration of retail, office, entertainment and service commercial uses along the major streets in the area. New development and redevelopment should reinforce the character of the Commercial Core as a pedestrian shopping area in a “main street” setting and should generally be based on conformity with the following criteria:

The policies for the Central Area, specifically the Commercial Core Area (Section 4.3.2.2.2) identified on Schedule J, encourages redevelopment that reinforces the character of the Commercial Core as a pedestrian shopping area and should meet the following criteria:

- primarily retail commercial uses, which generate pedestrian traffic, should be located at grade level, with any office and residential uses in upper storeys in order to maintain the continuous shopping function;
- New buildings, particularly those on “main streets” should be designed to ensure the continuity of the existing facades and building heights in the immediate vicinity;
- Pedestrian linkages throughout the core, particularly to parking areas and open space areas should be improved.

Generally, the proposed development represents an appropriate increase in building height as well as a moderate increase in residential intensity compared to the surrounding

neighbourhood. The proposed amendments are aligned with the directives as stated with the Official Plan and will assist in achieving the intensification targets contemplated in the Provincial and Official Plan Policy.

The development proposes to utilize existing municipal services, generates minimal traffic impacts, and the zero on-site parking is appropriate given the downtown location and site restrictions. The development is located less than 300m from Victoria Park and less than 500m from Confederation Square, Trans Canada Trail, Simcoe & Bethune Street Park, the Peterborough Public Library. The Central Area provides a wide variety of amenities and is a highly walkable and transit supported community.

It is staff's recommendation that the City enter into an agreement with the Applicant, in accordance with Section 39 of the Planning Act, to exempt them from all of the parking requirements of the Zoning By-law. Such an agreement will provide for cash payments in lieu of the provision of parking.

In accordance with the Planning Act, Section 6.5.4 of the Official Plan, and By-law 90-331, cash-in-lieu of parkland dedication will apply to the proposed additional dwelling units.

Zoning By-law

To facilitate the proposed use, the Applicant is requesting that the property be re-zoned from C.6 to a modified C.6 and that a new exception, Exception No. 339, be added to Section 3.9 of the Zoning By-law to:

- increase maximum building coverage from 50% to 100%;
- Increase maximum building floor area ratio from 1.2 to 4.6 for buildings containing 21 dwelling units or more.

Generally, staff has no objection to the requested regulations as it will permit a type of built form and mixed-use that is desirable in the downtown. This built form will be subject to further review through site plan approval.

The subject lands currently do not have on-site parking because the existing building covers the vast majority of the property. The applicant proposes to satisfy the parking requirements of Section 4 of the Zoning By-law #97-123 (consolidated March 31, 2019) through Cash-in-Lieu of parking. In addition, the applicant has been in discussion with the City to lease parking spaces at the nearby Simcoe Street Garage. The City's Transportation Division has advised that the Simcoe Street Garage has capacity to support the parking demand generated by this use. This public parking facility is less than 35 metres (115 feet) from the rear laneway entrance which is located on the West side of

the building. Staff is in support of this Cash-in-Lieu payment as, they are in agreement that providing on-site parking is not feasible.

Site Plan Approval

Subsequent to Zoning approval, the proposal will 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 will require Council Approval. Site Plan Approval will address the details related to the location of lighting, landscape treatment, stormwater management and municipal servicing as well as the urban design and compatibility with the adjacent heritage designated property.

It is recommended that the following site-specific details be considered as part of the Site Plan Approval:

1. Include provisions in the Site Plan Agreement to require samples of the proposed exterior building material be provided;
2. Include provisions in the Site Plan Agreement to require that floor heights on floor two through five are a consistent height;
3. Include provisions in the Site Plan Agreement to require the building will step-back above the fourth storey datum line;
4. Include provisions in the Site Plan Agreement that any additional concerns, as stated in the letters received from PACAC dated July 16, 2020 and September 24, 2020, have been addressed;
5. Include provisions in the Site Plan Agreement that the above-mentioned items are to the satisfaction of the Planner of Urban Design and Heritage Resource Coordinator to ensure compatibility of the building with the abutting designated heritage property and context of the neighbourhood; and
6. Include provisions in the Site Plan Agreement to require payment of cash-in-lieu of parking and parkland.

Summary of Agency Responses

Agency circulation was issued on March 20, 2020. A revised submission was circulated to a scoped group of agencies and departments on September 17, 2020.

The Infrastructure Management Division has no objection to the proposed Official Plan and Zoning Amendment request subject to the payment of cash in lieu of parkland. The applicant is advised of the requirement to complete a brief report from a Professional

Engineer on the details of the existing roof storm drain disconnect from the sanitary sewer system. The report should also indicate details of the capping of the cross-connected sanitary service connection if different from the proposed sanitary service for the new building. Also, at Site Plan Approval and/or Building Permit stage, a brief Stormwater Management Report on the proposed Green Roof LID proposal will be required.

The Accessibility Compliance Coordinator had no objections to the proposed amendments provided that the development satisfies the minimum required barrier-free dwelling units per Ontario's Building Code. It was recommended that the ground floor be recessed to accommodate a minimum 600mm wide amenity zone for sandwich board signage. Additional comments to advise the applicant on specific requirements relating to the interior layout of the building were provided. There is no on-site parking proposed, this includes no accessible parking spaces. There is an opportunity to provide leased accessible parking spaces at the Simcoe Street Garage which is located less than 35 metres (approximately 115 feet) from the proposed development.

The City's Transportation Division has no objections to the proposed development and is in support of the cash-in-lieu for parking. The Division did not request that a traffic or parking study be conducted as the transportation related impacts of the development were determined to be negligible. The applicant was advised that details for providing permit parking at the Simcoe Street Garage can be dealt with through the Site Plan process. Secure indoor bike storage is currently proposed on site. The applicant has also been advised to consider a car share vehicle which could be provided at the Simcoe Street Garage.

Peterborough Utilities Group provided comments on the Functioning Servicing Report and will require updates to the report as part of the Site Plan application to ensure existing water service size is suitable for the proposed development as well as an updated hydrant flow test. Ensuring adequate servicing is the responsibility of the property owner. Due to existing limitations of the electrical services in the downtown core if larger service size is required a secondary transformer will need to be installed on-site. Development charges will be applicable.

The City's Development Engineer reviewed the Functioning Servicing Report and did not have any comments.

Otonabee Region Conservation Authority has reviewed the application and is satisfied that it is consistent with the Provincial Policy Statement and will not have any negative impacts, as it is not within close proximity to any known natural heritage features. The applicant has been advised as to technical comments that will need to be addressed at site plan approval.

PACAC reviewed the proposed application and subsequently issued two letters outlining their concerns in relation to the abutting designated heritage building. The first letter,

dated July 16, 2020, identified several areas of concern including the following: compatibility of design within the existing heritage streetscape; shape of proposed windows; variation in floor heights; placement of ground floor commercial units as well as external material choices. The second letter, dated September 24, 2020, addressed the revised Heritage Impact Assessment (HIA). The committee expressed that it was pleased to see some changes were adopted. These changes included modifying the window shapes as well as incorporating a 1.5 metre building step-back above the fourth storey to respect the datum line of the abutting heritage building. PACAC advised they were not satisfied with the following:

1. Compatibility of proposed design within existing heritage streetscape, the overall massing and irregular face and proportions of the building design are out of context within the downtown;
2. Floor heights for the proposal vary considerably and cause incompatibility with the existing streetscape, in particular, the height of the second floor breaks the rhythm of the existing historic streetscape. Especially when compared to the designated heritage building. The committee would like to see equal floor heights above the ground floor;
3. The committee was pleased to see a 3.0 metre step-back was referenced in the HIA. However, the design only shows 1.5 metre this will need to be discussed further at site plan; and
4. The committee is requesting physical samples of the proposed exterior materials be provided for review and comment. PACAC has concerns regarding the cohesive use of the proposed materials and their impact on the historic streetscape.

The City's Heritage Resources Coordinator concurs that the proposed use is in keeping with the intensification goals of both the City and the Province. However, the Division recommends that specific site plan provisions be included to ensure the proposed development satisfies the policies set forth in the PPS. In particular, Section 1.7.1 and 2.6.1 of the PPS, as they relate to built heritage resources, require additional design consideration to ensure the proposed redevelopment is in keeping with these policy directives.

Summary of Public Responses

In accordance with Planning Act requirements, a Notice of Complete Application and Public Meeting for the proposed Zoning By-law Amendment was published in the Peterborough Examiner on October 13, 2020 and was mailed to property owners within 120m of the site on October 13, 2020.

On September 10, 2020, the Applicant hosted a virtual neighbourhood open house with staff and one member of the public in attendance. No public comments were made at the virtual neighbourhood meeting. The applicant set up a project website where members of the public could submit comments. The City is not aware of any comments received through this platform. As of the writing of this report, no written or verbal public comments have been received.

Summary

Staff recommend approval of the proposed Official Plan and Zoning By-law amendments with added provisions to permit an increase in building floor area, maximum building coverage and increase in the permitted residential density.

Staff also recommend the use of a “H” – Holding Symbol to ensure that site plan approval addresses issues related to the collection of parks levy and additional provisions to ensure compatibility with abutting designated heritage building in accordance with the PPS is addressed prior to the amended Zoning and Official Plan coming into effect.

The proposed mixed-use development is generally in keeping with the intensification targets set forth by the Province and Official Plan and addresses a need for mixed-use development with residential units and commercial components in the downtown community.

Submitted by,

Cynthia Fletcher
Commissioner of Infrastructure and Planning Services

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Attachments:

Exhibit A – Land Use Map
Exhibit B – Draft Zoning By-law Amendment
Exhibit C – Conceptual Site Plan
Exhibit D – Draft Official Plan Amendment

Exhibit A, Land Use Map, Page 1 of 1

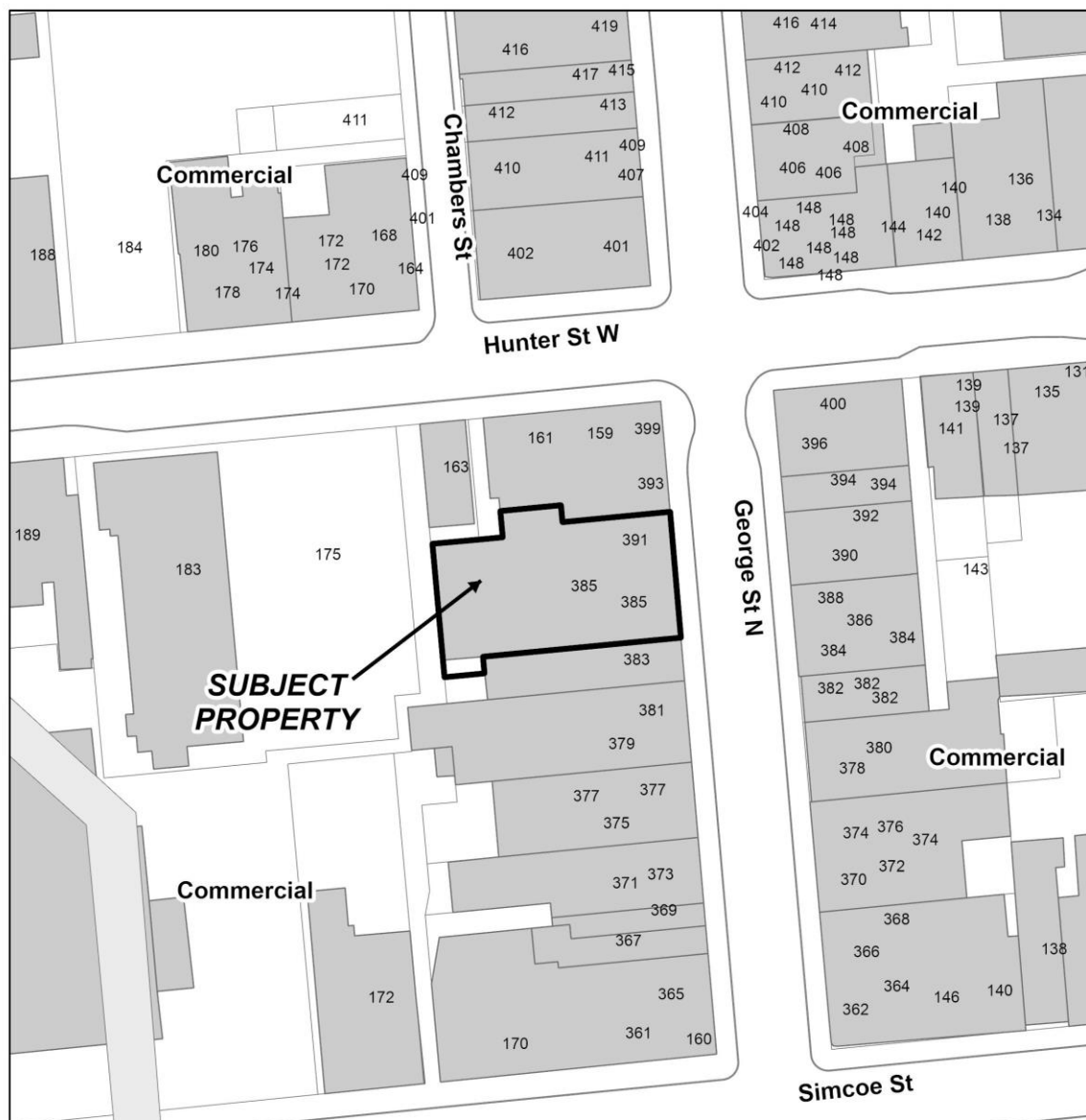
Land Use Map

File: Z2006 & O2001

Property Location: 385 - 391 George Street N

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: February 21, 2020

Map by: PZhao

0 3.75 7.5 15 22.5 30 37.5 Metres

Exhibit B, Draft Zoning By-law Amendment, Page 1 of 3



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 385 George Street North

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

1. That Section 3.9 – Exceptions, be amended to add the following:

“.339 Maximum building coverage: 100%

Maximum building floor area ratio for building containing 21 dwelling units or more: 4.6”

2. That Map 12d 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 C.6 – Commercial District to C.6-339-H – Commercial District.

3. That the ‘H’ Holding Symbol be removed at such time as:

- a. Site Plan Approval has been granted for the property, including provision for:
 - i. Samples of exterior material be provided;
 - ii. Floor heights on floor two through five are a consistent height;
 - iii. The building will step-back above the fourth storey datum line;
 - iv. Any additional concerns, as stated in the letters received from PACAC dated July 16, 2020 and September 24, 2020, have been addressed;

Exhibit B, Draft Zoning By-law Amendment, Page 2 of 3

- v. The above-mentioned items are to the satisfaction of the Planner of Urban Design and Heritage Resource Coordinator to ensure compatibility of the building with the abutting designated heritage property and context of the neighbourhood.
- b. The Owner has paid cash-in-lieu of parkland dedication to the City in accordance with the provisions of the Planning Act, R.S.O 1990 c.P.13 and the City's Parkland Dedication By-law for the proposed mixed-use development.

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

Diane Therrien, Mayor

John Kennedy, City Clerk

Exhibit B, Draft Zoning By-law Amendment, Page 3 of 3

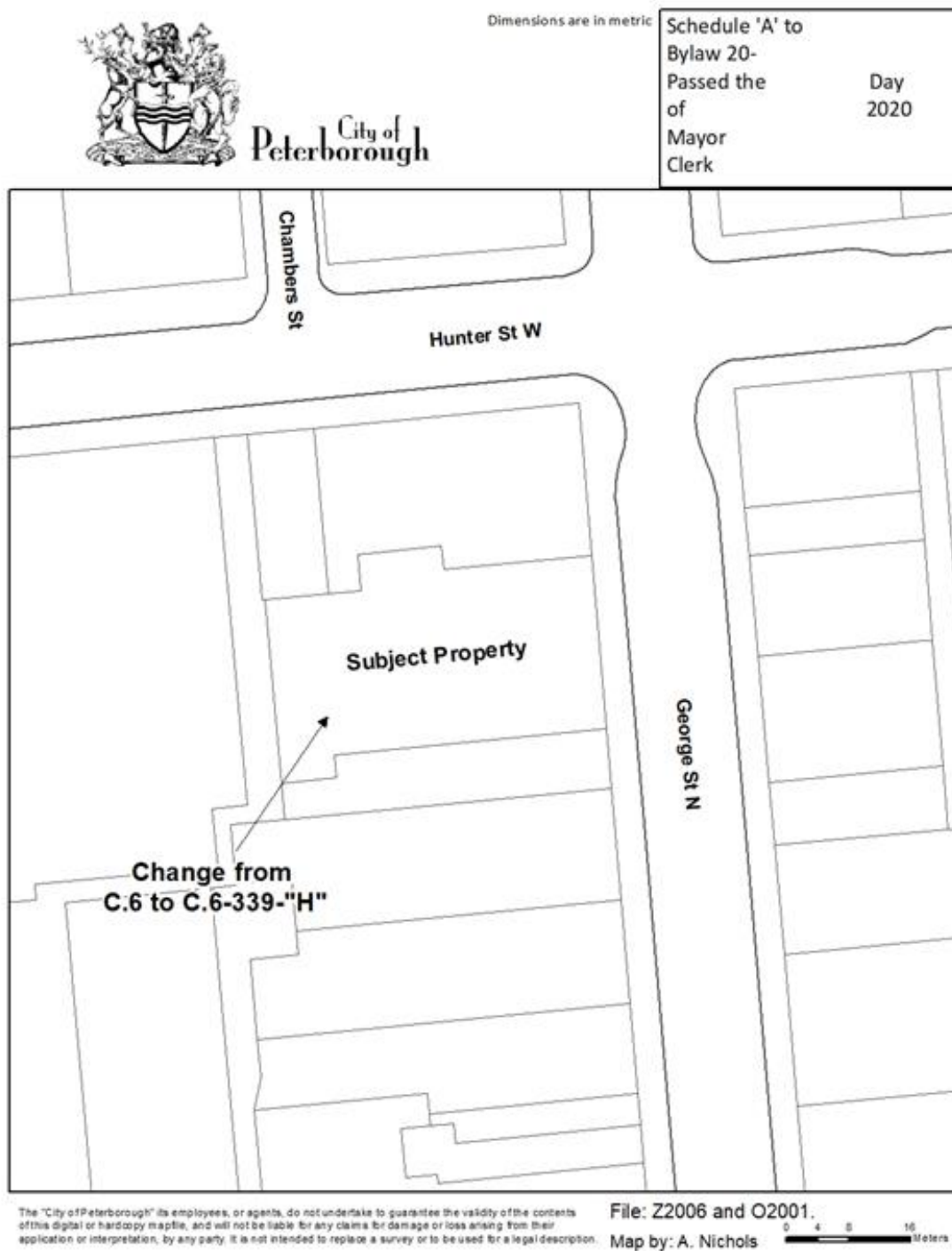


Exhibit C, Conceptual Site Plan, Page 1 of 1

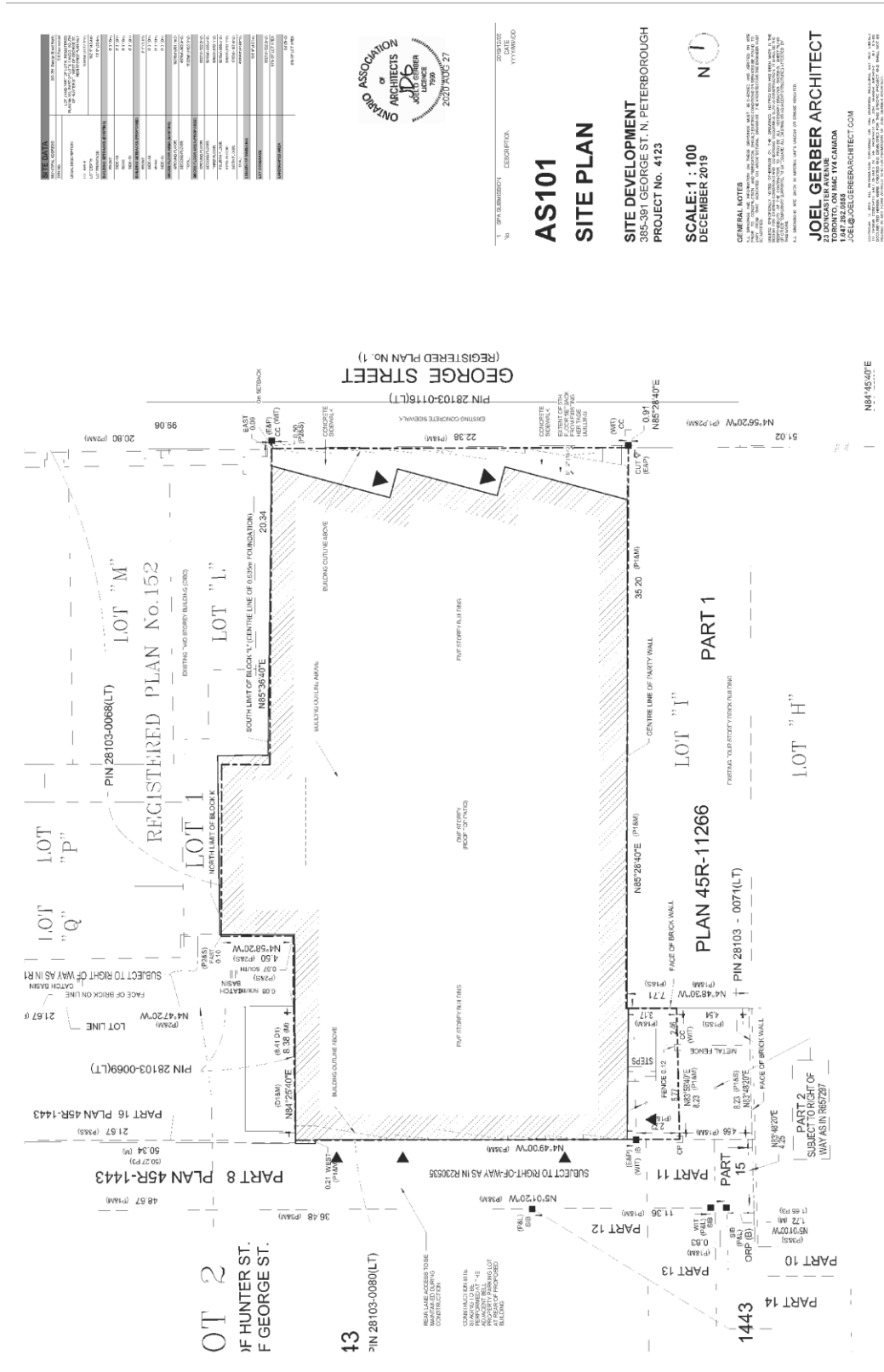


Exhibit D, Draft Official Plan Amendment, Page 1 of 1



The Corporation of the City of Peterborough

By-Law Number 20-

Being a By-law to adopt Amendment No. 187 to the Official Plan of the City of Peterborough for 385 George Street North

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

- b) That Section 4.2 Policies for Specific Residential Properties of the Official Plan be amended by adding
 - “4.2.4.19 The density of the property known as 385 George Street North shall be permitted to a maximum density of 555 dwelling units per hectare.”

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

Diane Therrien, Mayor

John Kennedy, City Clerk