



City of  
**Peterborough**

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**To:** **Members of the General Committee**

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

**Meeting Date:** **March 1, 2021**

**Subject:** **Report IPSPL21-012**  
**Zoning By-law Amendment for 1289 and 1295 Kawartha**  
**Crescent and 1253 Lansdowne Street West**

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## **Purpose**

A report to evaluate the planning merits of amending the Zoning By-law to facilitate the use of the lands for high density, multi unit residential development, supporting up to 170 units, together with onsite parking and landscaping, in keeping with the policies of the Official Plan.

## **Recommendations**

That Council approve the recommendations outlined in Report IPSPL21-012 dated March 1, 2021, of the Commissioner of Infrastructure and Planning Services, as follows:

- a) That the Zoning By-law be amended to modify Exception 232 in Section 3.9, to prescribe revised site-specific regulations in accordance with the draft amendment attached as Exhibit 'D' to Report IPSPL21-012;
- b) That the subject properties be rezoned from the D.1 – Development District to the R.5-232-H – Residential District; from the R.1 – Residential District to the R.5-232-H – Residential District; from the R.5-232 – Residential District to the R.5-232-H – Residential District; and from the R.5-232 – Residential District to the OS.1 – Open Space District in accordance with Exhibit 'D' attached to Report IPSPL21-012; and

- c) That the 'H' Holding Symbol be removed at such time as:
- i. The City owned portion of the Kawartha Crescent Right of Way included in the Subject Lands, is transferred to the owner of 1295 Kawartha Cres, and consolidated with the subject lands;
  - ii. That Site Plan Approval be granted for the subject lands, incorporating the existing approved Site Plan for the lands known as 1253 Lansdowne Street West;
  - iii. That all necessary easements be registered on title to facilitate driveways, servicing and parking as necessary, in accordance with the approved Site Plan; and
  - iv. That the Site Plan Agreement require the owner to include Notes and Warning Clauses in any purchase and lease agreements and/or condominium agreement for all units located within the north most building as per the conclusions of the Environmental Noise Impact Study, prepared by Aeroustics Engineering Ltd., dated April 15, 2019.
  - v. That provisions for payment of a proportionate share of the cost of any downstream improvements to the local sanitary system be made.
  - vi. That the submission of a Tree Preservation and Planting Plan be incorporated into the Site Plan Agreement, to the satisfaction of ORCA.

## **Budget and Financial Implications**

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

## **Background**

The subject properties are located on the south side of Lansdowne Street West, east of the intersection of Lansdowne St. W. and Clonsilla Avenue and include a portion of the Kawartha Crescent road allowance, to be purchased by the owner/applicant of the subject properties. The area is comprised of a mix of residential, commercial and public service uses. The residential uses in the area are primarily high density apartment buildings and townhomes to the west and as part of the zoned first phase of the subject development, recently constructed. The lands abut Holy Cross Secondary School to the south and vacant development lands, zoned to permit a retirement residence to the west.

The property is approximately 2.3ha. (5.7 ac.) in size and currently supports the first phase of development (44 unit apartment building and accessory garage structure), while the remainder of the subject lands remain vacant. The applicant acquired the lands known as 1253 Lansdowne Street West and 1295 Kawartha Crescent in March, 2016 and later acquired the lands known as 1289 Kawartha Crescent in October, 2016. The applicant proposes to develop the properties known as 1289 and 1295 Kawartha Cres., together with a portion of the Kawartha Crescent Right of Way, to facilitate the use of the lands for high density, multi-unit residential development, supporting up to an additional 126 units, together with onsite parking and landscaping. The proposed development will be comprised of 2 future phases of apartment buildings, being 4 and 5 storeys in height, in keeping with the recently constructed 44 unit apartment building on the lands known as 1253 Lansdowne Street West. It is intended that the proposed development blend with the existing first phase, fostering a campus approach to the three properties, sharing parking, driveways and servicing.

The existing D.1 Zoning District on the undeveloped lands known as 1295 Kawartha Cres., was assigned to the lands in 1972 via the passage of the 1972 Comprehensive Zoning By-law. In 1973, the Key Map affecting this area was replaced and as a result, the zoning of the lands known as 1289 Kawartha Cres. was changed from D.1 – Development District to R.1 – Residential District. The developed portion of the subject lands, known as 1253 Lansdowne Street West was rezoned in 2007 (By-law 07-018) from D.1 to R.5-232-H which facilitated the change in land use to high density residential and approval of the Site Plan allowed the removal of the ‘H’ Holding symbol in 2018 via By-law 18-032 to allow the construction of the existing apartment building, considered as phase 1 of the overall development.

The lands south of 1253 Lansdowne Street West originally formed part of the overall property. These lands are constrained from development, given that they form part of the Harper Creek Wetland and were conveyed to the City in 2007. This was a condition of the rezoning to support the hotel (Super 8) and the recently constructed multi-unit apartment building. The driveway serving 1253 Lansdowne Street West forms part of the property that wraps around the east side of the hotel property and gives street frontage to the subject lands. An easement is registered on title to allow the hotel to share the driveway entrance to Lansdowne Street West and access the parking areas supporting the hotel use.

A small portion of 1295 Kawartha Crescent and of 1253 Lansdowne Street West are included in the City’s Natural Areas and Corridors as depicted on Schedule C – Natural Areas of the Official Plan. As such, the applicant was required to update the Environmental Impact Study to assess the impact of the proposed development on the natural areas and to prescribe any necessary mitigative measures for development of these lands. The updated Environmental Impact Study (EIS) maps the drip line from the woodland area at the southern edge of the property, as well as identifying a 30m setback from the wetland which has since been designated as Provincially Significant.

A series of recommendations contained in the updated EIS has been reviewed by Otonabee Region Conservation Authority (ORCA) and it is agreed that in order to protect the wetland, a portion of the subject lands within 30m of the wetland, as identified in Figure 1 of the updated EIS, dated March, 2020 should be placed into a zoning category that will prohibit development.

The application was accompanied by a Stage 1 and 2 Archaeological Assessment, Planning Justification Report, Parking Justification Study, an Environmental Impact Study and an Updated Environmental Impact Study, a Hydrogeological Assessment, a Sanitary Capacity Analysis, a Servicing Options Study, a Stormwater Management Report, Tree Inventory, a concept site plan and concept building elevations.

Planning Staff worked with the applicant to update necessary studies to properly assess the proposed amendments.

A Virtual Neighbourhood Meeting was hosted by the applicants on December 2, 2020, providing an overview of the proposal with concept renderings, the concept site plan and photos of the existing building. Attendance was comprised of the applicants, Planning Staff and Ward Councillor. The applicant has advised staff that the owner of the lands known as 1225 Lansdowne St W., a landlocked parcel located southeast of the subject lands and within the Harper Creek Wetland. The owner contends that surface water from the development will be draining onto his lands and that the applicant should be required to pay for the right to drain surface water onto his lands. The applicant will be obligated to address stormwater management on site as a condition of Site Plan Approval.

The applicant has worked with Planning Staff to address the environmental impacts of the development via an understanding with ORCA and the City's Urban Forestry Division regarding landscape and planting requirements to be addressed at the Site Plan Approval stage. In addition, the applicant is agreeable to amending the zoning of the lands within 30m of the wetland boundary as OS.1 – Open Space District to prevent further development.

The applicant is also working with the City to purchase the portion of the Kawartha Crescent Right of Way to facilitate a direct driveway connection to Lansdowne St W from the westerly portion of the property. A plan of survey has been prepared and Council has declared these lands as surplus. It is anticipated that the conveyance be considered by Council in the very near future.

## **Analysis**

### **a) Provincial Policy Statement, 2020**

Any decision on the proposed 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 Lansdowne Street West intensification corridor and is supported by infrastructure, public services and public and active transportation corridors. The contribution of a proportionate share of the upgrade costs to the local sanitary sewer system supports the required infrastructure for growth.

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 although the potential for recovering archaeological resources within portions of the subject property is high, no archaeological resources were found during the Stage 2 shovel testing. No further archaeological assessment is required or warranted, however, if any are uncovered during site preparation, they may represent a new archaeological site and therefore be subject to Section 48(1) of the Ontario Heritage Act.

Section 2.1 of the PPS requires that municipalities protect natural features for the long term by:

2.1.2 maintaining, restoring and where possible, improving the long term ecological function and biodiversity of natural heritage systems by recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

Section 2.2 of the PPS requires that municipalities protect, improve or restore the quality and quantity of water by:

2.2.1 f) implementing necessary restrictions on development and site alteration to protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions.

The application is supported by an updated Environmental Impact Study and a Hydrogeological Assessment recommending additional protection by way of a 30m buffer from the Wetland to be zoned to prevent development. The use of low impact development (LID) strategies to increase the infiltration capabilities of this site into the infiltration chamber rather than allowing the water to runoff to the storm sewer network, enabling the maintenance of post-development and pre-development infiltration values will provide additional protection for the wetland to the south.

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 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 and natural heritage and therefore conforms with the Growth Plan.

**c) Official Plan**

The lands are designated 'Residential' on Schedule 'A' –Land Use and located within the Built Boundary and within the Intensification Corridor along Lansdowne Street West on Schedule A-1 – City Structure. The proposed zoning is consistent with the High-Density Residential designation of the lands on Schedule 'E' – Residential Density of the Official Plan.

The policies related to the Intensification Corridors encourage appropriate intensification within the Built Boundary of the City, in locations where 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.

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 subject property is situated within the Lansdowne Street West Intensification Corridor and is considered to be underutilized land within a developed area. The proposed redevelopment of the lands to support up to an additional 126 units would result in a density of approximately 74 units/ha., contemplated under the High Density Residential range with the City's current Official Plan along intensification corridors.

A Noise Impact Study was submitted with the application to assess potential noise from adjacent roads – Lansdowne Street West, as well as stationary noise sources in accordance with Provincial Guidelines. Based on the results of the assessment, Aercoustics recommends specific measures for noise controls and recommends that noise warning clauses, which is a typical measure used to make residents aware of potential noise sources, be introduced to any lease or sale arrangements with tenants of the most northerly building.

Development applications, including 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. In addition, the property is located within the Built Boundary. 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 introduction of 126 new units is proposed to complement the existing high density development of lands in the area. The concept plan and parking justification study supports the intensification of the land use to introduce new dwelling units with adequate parking, to be provided on the surface and within enclosed garage structures. Access to the parking areas is proposed from both driveway locations at Lansdowne Street West.

Adequate sanitary and stormwater services exist to support the proposed development. 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 be serviced by municipal servicing, in close proximity to schools, parks and public transit, conforms to the policies of the Official Plan and is compatible with the neighbouring uses.

#### **d) Zoning By-law**

The properties are currently zoned D.1 – Development District and R.1 – Residential District permitting low density residential uses and R.5-232 – Residential District, permitting the existing High Density Residential Development. The proposed use of the lands to permit an additional 126 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 regulations are proposed in the draft Zoning Amendment attached as Exhibit ‘ ‘ to Report IPSPL21-012 with regard to minimum lot width, minimum side and rear yards, maximum lot coverage by open parking, driveways and vehicle movement; and parking in accordance with the following:

<b>Regulation</b>	<b>R.5 – 232 Requirement</b>	<b>Proposed</b>
Minimum lot width	7.6 m	7.6 m
Minimum lot area per dwelling unit	140 m <sup>2</sup>	135 m <sup>2</sup>
Minimum building setback from side lot line (main building):	2 m per storey,	2 m per storey
Minimum building setback from rear lot line	20 m	20 m or 5 m per storey, whichever is greater
Maximum Lot Coverage (% of lot area) by open parking, driveways and vehicle movement areas	40%	60%
Minimum motor vehicle parking spaces	1.75 spaces per	1.2 spaces per

<b>Regulation</b>	<b>R.5 – 232 Requirement</b>	<b>Proposed</b>
provided on site	dwelling unit and 0.75 spaces per residential suite (multi-suite residence)	dwelling unit and 0.75 spaces per residential suite (multi-suite residence)
Location of Residential Accessory Buildings (Section 6.18)	Minimum Distance of 3 m to Rear of Dwelling	Permit accessory covered garage building in front of Dwelling

The Concept Site Plan submitted with the application, illustrates the ability of the property to support the reduced requirements for the proposed residential units.

The applicant proposes to amend the Zoning of the subject lands to permit the development for multi unit residential development with a maximum height of 5 storeys, as contemplated in the R.5 – Residential District.

In order to ensure compliance with Provincial Policy and the recommendations of the Environmental Impact Study, Planning Staff are recommending placing all lands situated within 30m of the wetland buffer to be zoned OS.1 – Open Space District to prevent further development or site alteration.

The use of an 'H' Holding Symbol will ensure that specific provisions are addressed as recommended by the supporting studies and reviewing agencies and departments, prior to the issuance of a building permit.

The proposed Zoning By-law Amendment as attached in Exhibit ' ' to Report IPSPL21-012 will introduce site-specific regulations for the lands that will the proposed new development.

#### **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.

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

- i. The City owned portion of the Kawartha Crescent Right of Way included in the Subject Lands, is transferred to the owner of 1295 Kawartha Cres, and consolidated with the subject lands;

- ii. That Site Plan Approval be granted for the subject lands, incorporating the existing approved Site Plan for the lands known as 1253 Lansdowne Street West;
- iii. That all necessary easements be registered on title to facilitate driveways, servicing and parking as necessary, in accordance with the approved Site Plan; and
- iv. That the Site Plan Agreement require the owner to include Notes and Warning Clauses in any purchase and lease agreements and/or condominium agreement for all units located within the north most building as per the conclusions of the Environmental Noise Impact Study, prepared by Aercoustics Engineering Ltd., dated April 15, 2019.
- v. That provisions for payment of a proportionate share of the cost of any downstream improvements to the local sanitary system be made.
- vi. That the submission of a Tree Preservation and Planting Plan be incorporated into the Site Plan Agreement, to the satisfaction of ORCA.

## **Response to Notice**

### **a) Significant Agency Responses:**

Agency circulation was originally issued on November 27, 2019. Updated information and response to agencies and departments was received throughout the process.

The City's Infrastructure Management Division has no objection to the proposed Zoning Amendment request subject to further analysis of the downstream sanitary sewer capacity assessment to include all proposed development within the sewershed. The applicant updated the analysis and it has been concluded that additional sewers over 80% capacity will be subject to a proportionate cost sharing prepared for their replacement. This payment will occur at Site Plan Approval stage. Additional stormwater management design can be resolved with the detailed design at Site Plan Approval stage. Additional groundwater monitoring may be necessary. Additional issues have been noted for the applicants' review, to be addressed at the Site Plan Approval detailed design stage. The payment of cash in lieu of parkland, and contribution toward upgrades of identified downstream sanitary service improvement requirements as detailed by the City's Development Engineer are recommended.

The City's Development Engineer provided comment on the Environmental Impact Study and concurs with the recommendations regarding information to be submitted at the time of site plan approval, including sediment and erosion control measures, a tree preservation plan, and stormwater techniques for surface runoff and infiltration. The sanitary sewer capacity in the drainage area was reviewed and investigated including all current and proposed site plan applications as recommended.

The City's Transportation Division has indicated that the parking study rationale for the reduction in parking is supported. Concern was expressed regarding potential conflict with water drainage over the sidewalk. Future consideration for the easterly driveway access to be consolidated with the property to the east to help facilitate future signalization of an intersection.

Peterborough Utilities Group indicate that the water service to the existing building should be corrected on the plan to 150mm vs 200mm as shown on the plan. Recommend the developer consider a looped water service connection to the 150mm PVC watermain on Kawartha Crescent to provide additional capacity as well as redundancy in water supply to the proposed development.

The City's Urban Forestry Division is seeking appropriate compensation for tree removals and replanting should be calculated on an equal area basis. The Landscape Plan will be reviewed at the Site Plan Approval stage to ensure that this has been satisfactorily addressed over the entire subject lands.

Otonabee Region Conservation Authority (ORCA) has reviewed the application with the supporting documents and note that the subject property is located outside of any known floodplain and staff have the opinion that it remains consistent with Section 3.1 of the Provincial Policy Statement (PPS). ORCA further note the presence of natural heritage features within 120m of the property, including the Harper Creek Provincially Significant Wetland (PSW). Based on the EIS submitted with the application, ORCA is of the opinion that the application is consistent with PPS 2.1.4a). In order to ensure consistency with 2.1.5 b) and d) and 2.1.8, ORCA recommends that the City extend the Open Space (OS.1) zone from the PSW to include the significant woodland/30m buffer. Authority staff recommend that the identified 30m wetland buffer be zoned to protect and limit development and that Section 8.0 of the EIS, including the submission of a Tree Preservation and Planting Plan be incorporated into the Site Plan Agreement. With these recommendations, ORCA is satisfied that the application is consistent with PPS 2.1 and 2.2. A permit from ORCA will be required for any development or site alteration with the regulated area.

Curve Lake First Nation has requested review of this application and the supporting documentation. Based on the information provided, Curve Lake First Nation has noted that this application may require a Special Consultation Framework. Details are found on page 9 of the Consultation and Accommodations Standards. A request for the applicant to make contact and arrangements has been forwarded to the applicant. It is also noted that the owner has obligations under the Cemeteries Act to notify the nearest First Nation Government or other community of Aboriginal people willing to act as a representative. Curve Lake has offered participation via available Cultural Heritage Liaisons and wish to be kept apprised throughout all phases of the project.

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

**b) Summary of Public Responses:**

A Virtual Neighbourhood Meeting was hosted by the applicants on December 2, 2020, providing an overview of the proposal with concept renderings, the concept site plan and photos of the existing building. Attendance was comprised of the applicants, Planning Staff and Ward Councillor. The applicant has advised staff that the owner of the lands known as 1225 Lansdowne St W., a landlocked parcel located southeast of the subject lands and within the Harper Creek Wetland. The owner contends that surface water from the development will be draining onto his lands and that the applicant should be required to pay for the right to drain surface water onto his lands. The applicant will be obligated to address stormwater management on site as a condition of Site Plan Approval.

No further written comments have been received as of February 4, 2021.

Submitted by,

Cynthia Fletcher  
Commissioner of Infrastructure and Planning Services

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**Attachments:**

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

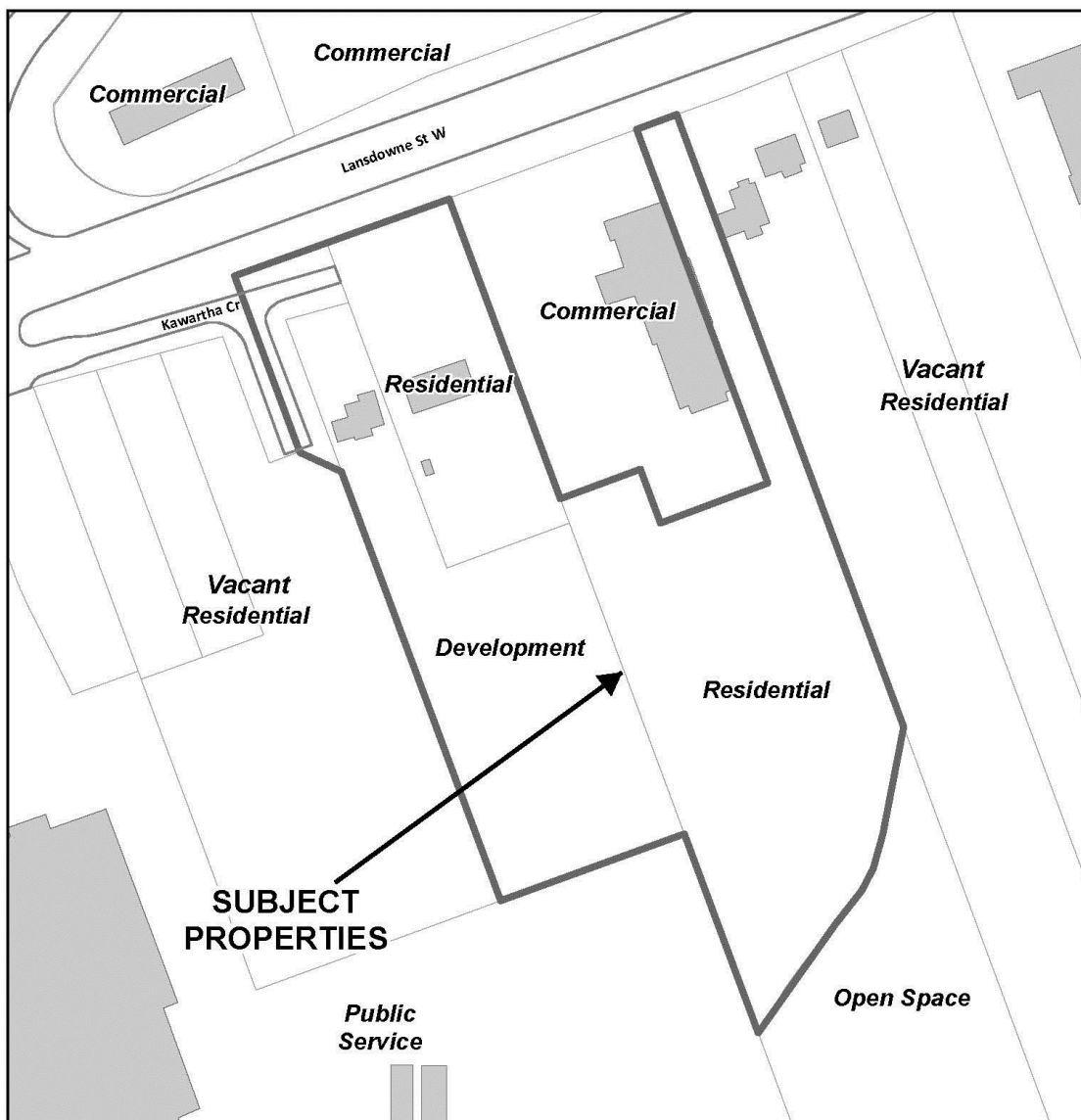
**Exhibit A, Land Use Map, Page 1 of 1**

# Land Use Map

File: Z1918

Property Location: 1289 & 1295 Kawartha Cres & 1253 Lansdowne St W

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 handcopy 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.

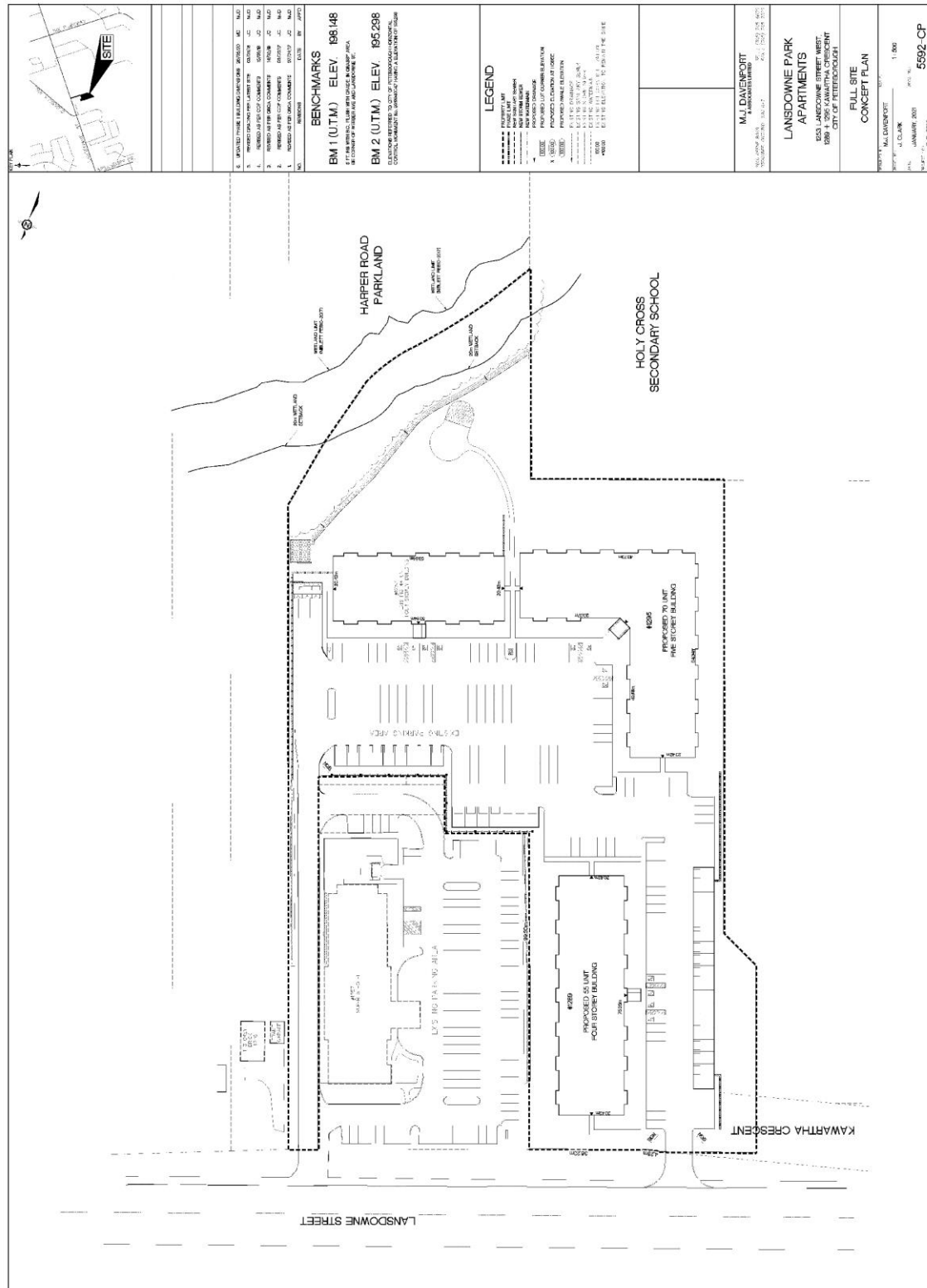


Date: January 21, 2021

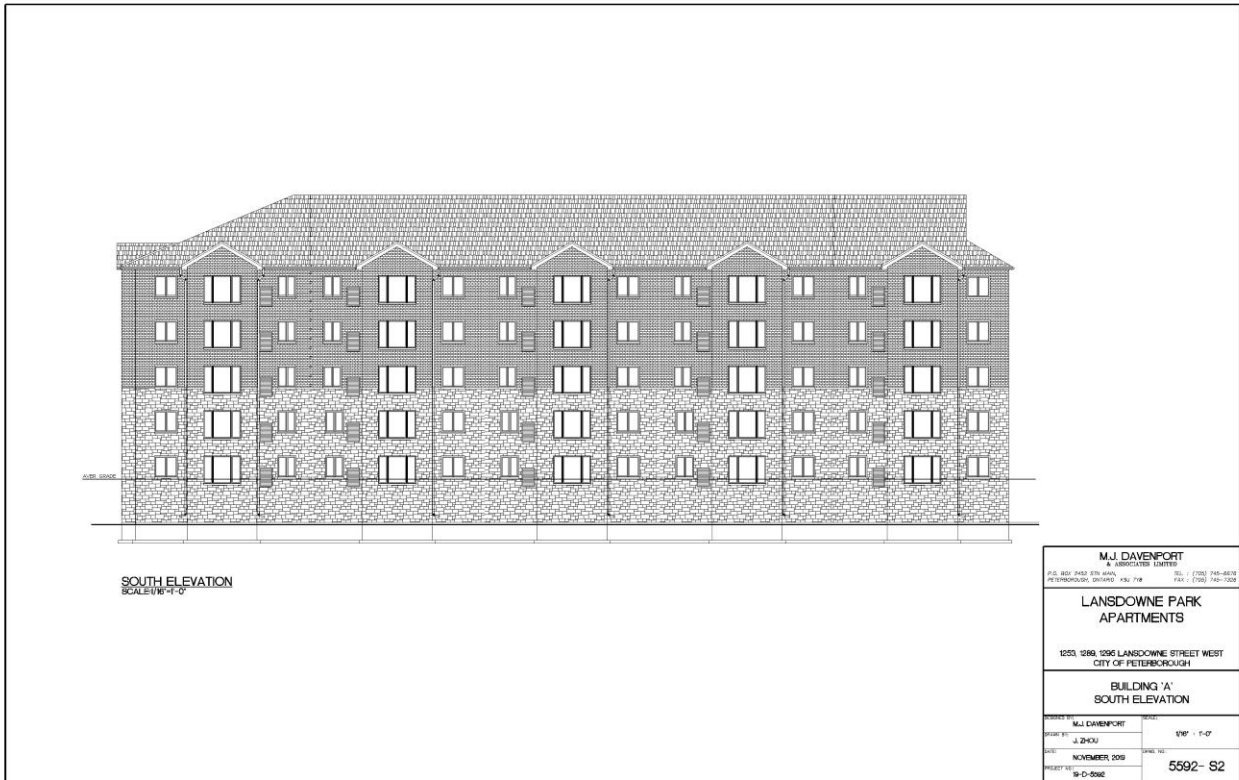
Map by: ANichols

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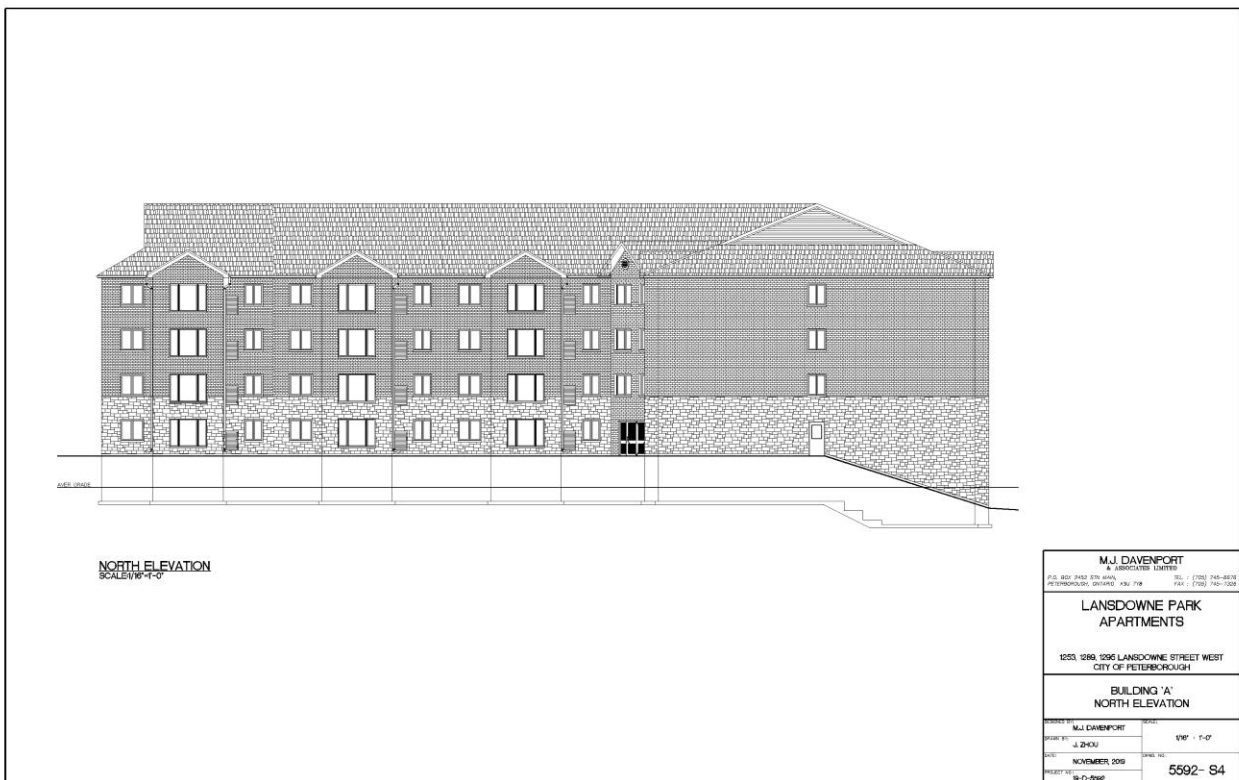
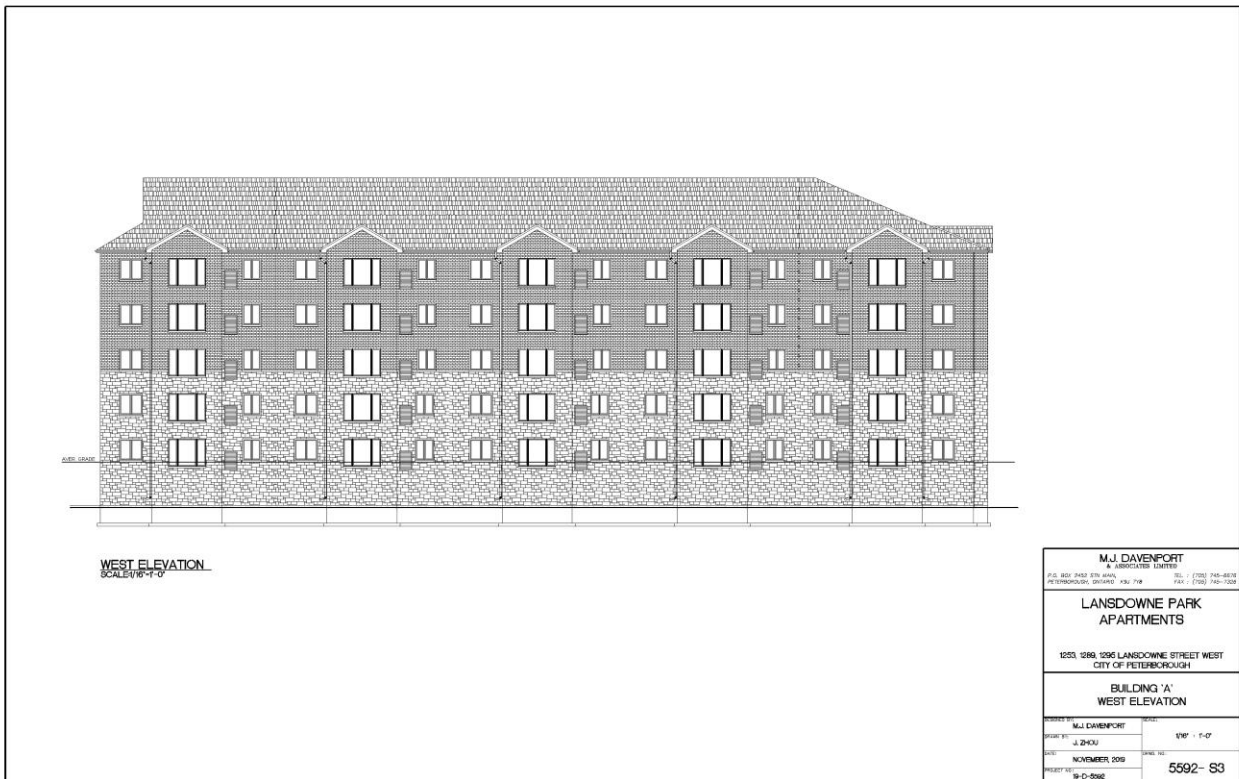
**Exhibit B, Concept Site Plan, Page 1 of 1**

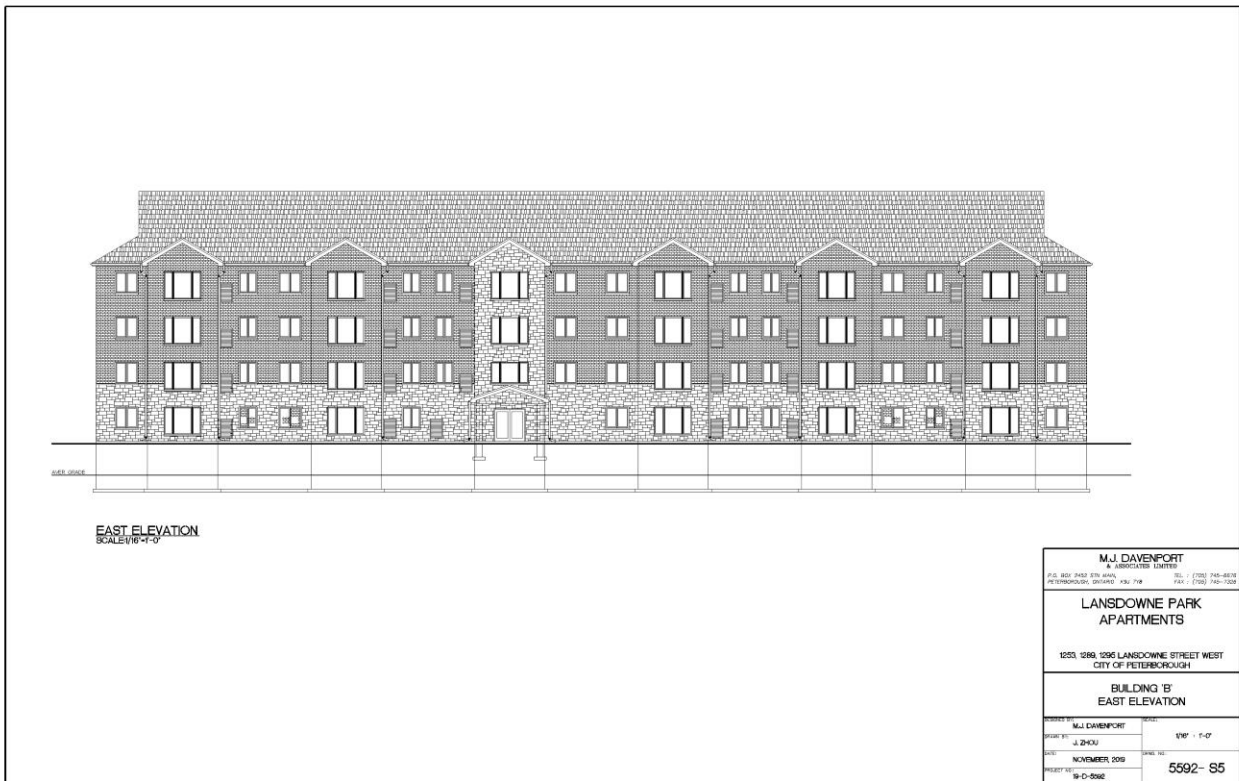


**Exhibit C, Concept Elevations, Page 1 of 3**









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



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**The Corporation of the City of Peterborough**

**By-Law Number 21-**

Being a By-law to amend the Zoning By-law for the lands known as 1289 and 1295 Kawartha Crescent and 1253 Lansdowne Street West

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

1. That Section 3.9 – Exceptions, be amended by deleting Exception .232 in its entirety and replacing it with the following:  
“.232 Notwithstanding the provisions of this By-law to the contrary, the following shall apply:

In addition, this land may be used for a multi-suite residence.

Regulation	Requirement
Minimum lot width	7.6 m
Minimum lot area per dwelling unit	135 m <sup>2</sup>
Minimum building setback from side lot line (main building):	2 m per storey
Minimum building setback from rear lot line	20 m or 5 m per storey, whichever is greater
Maximum Lot Coverage (% of lot area) by open parking, driveways and vehicle movement areas	60%
Minimum motor vehicle parking spaces provided on site	1.2 spaces per dwelling unit and 0.75 spaces per residential suite (multi-suite residence)

Regulation	Requirement
Location of Residential Accessory Buildings (Section 6.18)	Permit accessory covered garage building in front of Dwelling
Areas zoned R.5-232 are to be treated as one lot for the purposes of zoning regulations, despite future land division, part lot control exemption or plan of condominium.	

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 the D.1 – Development District to the R.5-232-H – Residential District; from the R.1 – Residential District to the R.5-232-H – Residential District; from the R.5-232 – Residential District to the R.5-232-H – Residential District; and from the R.5-232 – Residential District to the OS.1 – Open Space District.
3. That the ‘H’ Holding Symbol be removed from the zoning subject to the following conditions being met:
  - a. The City owned portion of the Kawartha Crescent Right of Way included in the Subject Lands, is transferred to the owner of 1295 Kawartha Cres, and consolidated with the subject lands;
  - b. That Site Plan Approval be granted for the subject lands, incorporating the existing approved Site Plan for the lands known as 1253 Lansdowne Street West;
  - c. That all necessary easements be registered on title to facilitate driveways, servicing and parking as necessary, in accordance with the approved Site Plan; and
  - d. That the Site Plan Agreement require the owner to include Notes and Warning Clauses in any purchase and lease agreements and/or condominium agreement for all units located within the north most building as per the conclusions of the Environmental Noise Impact Study, prepared by Aercoustics Engineering Ltd., dated April 15, 2019.
  - e. That provisions for payment of a proportionate share of the cost of any downstream improvements to the local sanitary system be made.
  - f. That the submission of a Tree Preservation and Planting Plan be incorporated the into Site Plan Agreement, to the satisfaction of ORCA.
4. By-law read a first, second and third time this      day of      , 2021.

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Diane Therrien, Mayor

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John Kennedy, City Clerk

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

