



City of
Peterborough

Agency Circulation

RESPONSE DEADLINE: April 30, 2021

TO:

<p>CITY HALL</p> <ul style="list-style-type: none"> <input type="checkbox"/> City Administrator <input type="checkbox"/> City Clerk <input type="checkbox"/> City Solicitor (2) <input type="checkbox"/> Mayor <input type="checkbox"/> Councillors (10) <input type="checkbox"/> Commissioner, Infrastructure & Planning <input type="checkbox"/> Manager, Infrastructure Planning <input type="checkbox"/> Water Resource & Dev. Engineer <input type="checkbox"/> Senior Watershed Proj. Manager <input type="checkbox"/> Manager, Environmental Services <input type="checkbox"/> Manager, Transportation <input type="checkbox"/> Senior Transportation Project Manager <input type="checkbox"/> Chief Engineer <input type="checkbox"/> Urban Forest Manager <input type="checkbox"/> Urban Forest Technologist <input type="checkbox"/> Transportation Demand Management Planner <input type="checkbox"/> Finance (Tax) <input type="checkbox"/> Public Works <input type="checkbox"/> Police <input type="checkbox"/> Fire Department <input type="checkbox"/> Project Manager, Facilities & Planning Initiatives <input type="checkbox"/> Building Division Staff (6) <input type="checkbox"/> Housing <input type="checkbox"/> Accessibility Compliance Coordinator <input type="checkbox"/> Communication Coordinator <input type="checkbox"/> Heritage Resources Coordinator <input type="checkbox"/> Manager of Arts, Culture & Heritage <input type="checkbox"/> Social Services 	<p>CITY HALL, cont.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Facility Manager, PSWC <input type="checkbox"/> Real Estate & Development <input type="checkbox"/> Planning Division Staff (9) <p>UTILITIES</p> <ul style="list-style-type: none"> <input type="checkbox"/> PUSI, Engineering Admin Asst. <input type="checkbox"/> PUC, Water Quality Assurance Mgr. <input type="checkbox"/> MMM Group Limited (Bell Canada) <input type="checkbox"/> Ontario Power Generation <input type="checkbox"/> Hydro One - Peterborough <input type="checkbox"/> Hydro One - Markham <input type="checkbox"/> Enbridge Gas Inc. <input type="checkbox"/> Cogeco Cable <input type="checkbox"/> Rogers Communications <input type="checkbox"/> Nexicom Inc. <p>SCHOOL BOARDS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Kawartha Pineridge District School Board - Director <input type="checkbox"/> Peter L. Roach Catholic Education Centre (PVNC Separate School Board) <input type="checkbox"/> Conseil scolaire catholique MonAvenir <p>TRANSPORTATION</p> <ul style="list-style-type: none"> <input type="checkbox"/> Ptbo. Bicycle Advisory Comm. & Ptbo. Comm. for Active Transportation <input type="checkbox"/> CP Railway <input type="checkbox"/> Ministry of Transportation <input type="checkbox"/> Peterborough Public Health 	<p>OTHER</p> <ul style="list-style-type: none"> <input type="checkbox"/> Arts, Culture & Heritage Advisory Committee <input type="checkbox"/> Trent Severn Waterway <input type="checkbox"/> Parks Canada (along TSW only) <input type="checkbox"/> Ptbo Association of Realtors <input type="checkbox"/> Ptbo & Kawarths Home Builders Assoc. <input type="checkbox"/> Canada Post <input type="checkbox"/> County of Peterborough <input type="checkbox"/> Peterborough & Kawarths Econ. Devel. <input type="checkbox"/> O.R.C.A <input type="checkbox"/> D.B.I.A. <input type="checkbox"/> Ministry of Municipal Affairs and Housing <input type="checkbox"/> Hiawatha First Nation <input type="checkbox"/> Curve Lake First Nation <input type="checkbox"/> Alderville First Nation <input type="checkbox"/> Mississaugas of Scugog Island First Nation <input type="checkbox"/> Williams Treaty First Nation <p>APPLICANT/OWNER City of Peterborough, Planning Division</p>
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Date Sent: March 29, 2021

Applicant: City of Peterborough

Property: 2077 & Pt. of 2011 Ashburnham Dr.

File: Z2106

Comments: _____

Responsible Officer: _____

Notice of Application is sent to all civic departments and agencies.

Please return this form **with or without** comments to:

Planning Division, City Hall, 500 George St.N, Peterborough K9H 3R9

Attention: Brad Appleby, Supervisor, Development Planning

Telephone 705-742-7777 Ext. 1886 Fax 705-742-5218 Email bappleby@peterborough.ca



City of
Peterborough

File No. Z2106
Deadline for Response:
April 30, 2021

Notice of Complete Application for Zoning By-law Amendment

Take Notice that the Planning Division of the Corporation of the City of Peterborough is initiating an application to amend the Zoning By-law for the property municipally known as **2077 Ashburnham Drive** and for a portion of the property at **2011 Ashburnham Drive** (Johnson Park).

The Planning Division is circulating this "Notice of Application" to all standard commenting agencies. You will find enclosed a description of the proposed amendment, a land use map, and a concept site plan.

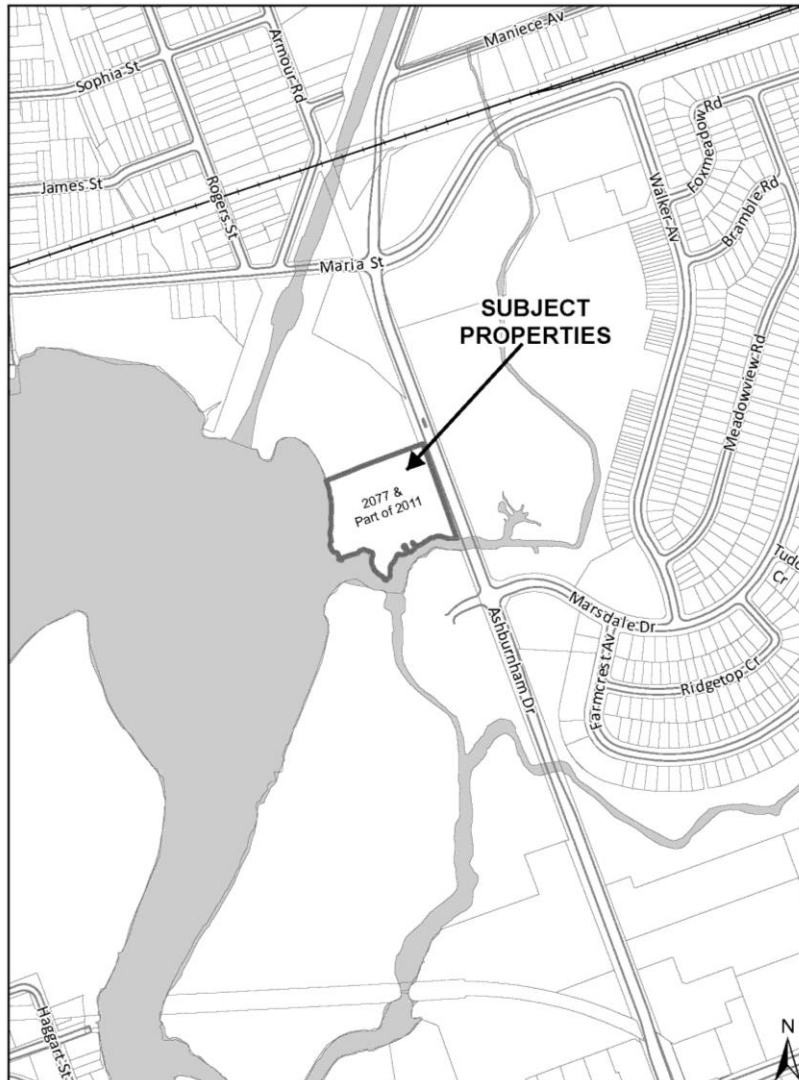
Be Advised that this is your formal opportunity to comment on the subject application and it is necessary that we have a response either with or without comments. Your response is required no later than **April 30, 2021** unless you have made suitable arrangements with Planning Staff to extend the review time. Once the agency response deadline has expired, the Planning Division will advise of any relevant comments or issues, and if appropriate, establish a public meeting date, pertaining to the subject application in accordance with Section 34 of the **Planning Act**.

Be Advised if a person or a public body does not make oral submissions at a public meeting or make written submissions to the City of Peterborough or its Planning Committee before the Zoning By-law is passed, the person or public body is not entitled to appeal the decision of the Council of the City of Peterborough to the Local Planning Appeal Tribunal (LPAT) and may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Additional Information relating to this application can be obtained by contacting **Brad Appleby, Supervisor, Development Planning**, Planning Division at 705-742-7777 Extension 1886, or by email at bappleby@peterborough.ca.

Dated at the City of Peterborough this 29th day of March 2021.

Key Map



Ken Hetherington, Chief Planner
Planning Division,
Infrastructure and Planning Services Department
500 George Street North
Peterborough, Ontario
K9J 3R9

Telephone No: 705-742-7777, ext. 1781
email: khetherington@peterborough.ca

File No: Z2106 Proposed Zoning Amendment

Applicant/Owner: City of Peterborough

Property Location: 2077 and Part of 2011 Ashburnham Drive (Johnson Park)

Existing Official Plan Designations:

Schedule A – Land Use:	Major Open Space
Schedule A1 – City Structure:	Built Boundary
Schedule B – Roadway Network:	Medium Capacity Arterial (Ashburnham Drive)
Schedule B(a) -Bikeway Network:	Trans Canada Trail
Schedule C – Natural Areas and Flood Plains:	Natural Areas and Corridors, Lands Adjacent to Fish Habitat, Flood Plain
Schedule D – Development Areas:	Development Stage 1
Schedule H – Community Improvement:	Community Improvement Area

Existing Zoning: Open Space District 3 (OS.3)

Existing Use: Parkland (Johnson Park)

Existing Site Description:

	Metric	Imperial
Lot Area (approximate):	21,430 m ²	230,970 ft ²
Lot Frontage (approximate):	145 m	476 ft

Proposed Site Description: Please refer to the attached concept plan and site plan for specific details.

Proposed Amendment - Development Description:

The Canadian Canoe Museum (CCM) is planning to relocate from their existing facility at 910 Monaghan Road to a new facility alongside the Trent-Severn Waterway. In January 2021, Council authorized staff to negotiate the conveyance of Johnson Park located at 2077 Ashburnham Drive, and part of 2011 Ashburnham Drive, to house the new museum facility. To facilitate the property transaction, Council authorized staff to initiate a re-zoning of the property prior to sale.

Johnson Park is located along the east shore of Little Lake and the north bank of North Meade Creek (also known as Whitlaw Creek). The park is approximately 2.14 ha in area and has approximately 145m of frontage along the west side of Ashburnham Drive, directly across from Eastgate Memorial Park. The property is partially tree-covered, is partially subject to flood plain conditions, and is traversed by the Trans Canada Trail along the Little Lake shoreline. The property is currently vacant save and except for two boat storage containers located along the trail that are operated by the Peterborough Canoe and Kayak Club. The property is bound by the Parks Canada's Trent-Severn Waterway office to the north, Ashburnham Drive to the east, North Meade Creek and Beavermead Park to the south, and Little Lake to the west.

The current conceptual site plan for the CCM anticipates a two-storey facility with a total floor area of approximately 5900m² and a net floor area of approximately 2000 m² consisting of a 1571 m² gallery space for exhibitions, a 245 m² multi-purpose room, and a 184 m² café ancillary to the museum uses. Additionally, the concept site plan depicts a boardwalk from the museum facility to a small boat house (approximately 140 m²) with a deck and floating dock at the southwest corner of the site, on the bank of North Meade Creek. The preliminary site plan concept illustrates a total of 28 vehicle parking spaces at the subject (including 6 accessible spaces) site whereas the Zoning By-law would typically require approximately 516 spaces with 15 accessible spaces.

Currently, the site is zoned Open Space District 3 (OS.3). To facilitate the proposed museum facility, the City proposes to add the Public Service District 1 (PS.1) district to the property with a "F" symbol to indicate that the property is subject to flooding and that development may only take place provided it is carried out to the satisfaction of the Otonabee Region Conservation Authority. Additionally, a site-specific Zoning By-law exception is proposed to:

- establish a minimum building setback of 3m from the northerly side lot line;
- reduce the minimum width of landscape open space required along the Ashburnham Drive streetline from 3m to 0m to accommodate the proposed parking area;

- exempt any accessory boat house and deck thereto from Sections 22A.2c) and e) of the Zoning By-law (minimum building setback from a side or rear lot line and minimum landscaped open space along lot lines) subject to site plan approval;
- reduce the minimum parking rate from 1 space per staff and 1 space per 4 m² of assembly area to 1 space per staff, 0 spaces for the ancillary café, and 1 space per 7m² of assembly area;
- require a total of 6 accessible parking spaces on site notwithstanding the provisions of Section 4.4 of the Zoning By-law; and,
- recognize 28 parking spaces to be provide on site and the remaining parking to be provided at nearby City facilities within 300m of the site (i.e. Eastgate Memorial Park, Beavermead Park, 235 Maria Street).

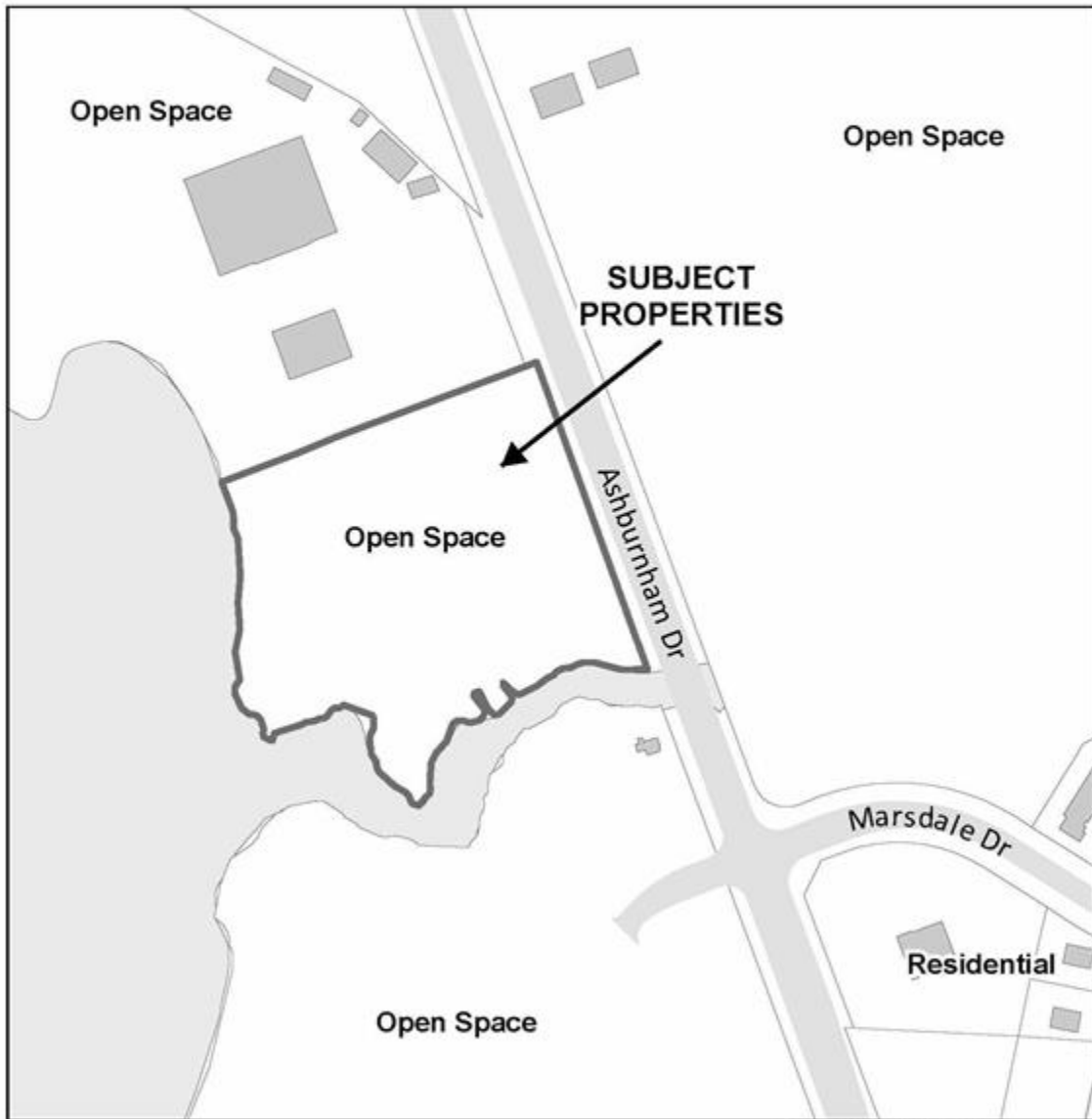
Development of the museum facility will require Site Plan Approval prior to construction.

Land Use Map

File: Z2106

Property Location: 2077 & Portion of 2011 Ashburnham Dr

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: March 25, 2021

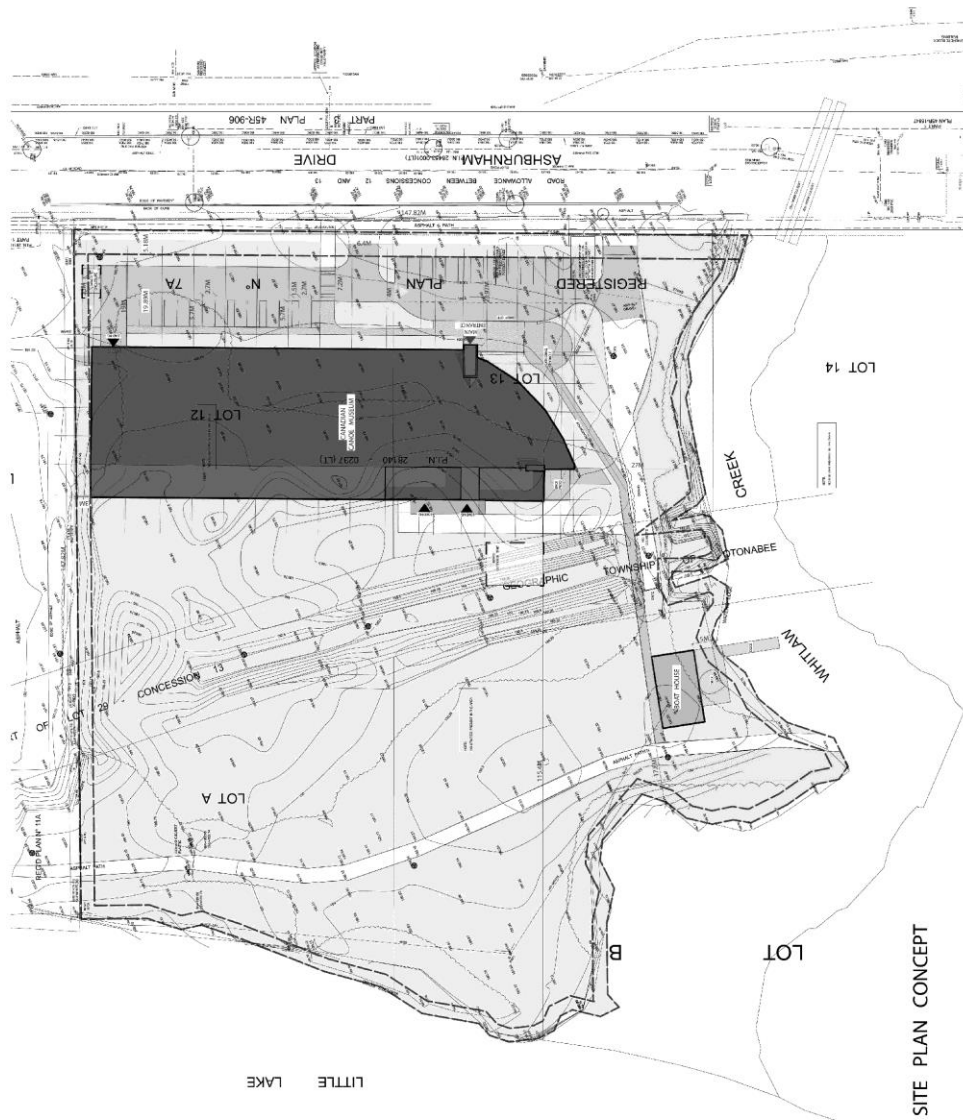
Map by: ANichols

0 10 20 40 60 80 100 Metres

Site Air Photo (Spring 2020)



Concept Site Plan



SITE STATISTICS	
TOTAL PARKING SPOTS	28
ACCESSIBLE PARKING SPOTS	6
TOTAL LOADING AREAS	1
TOTAL LOT AREA	21,407.50 SQ M (5.2 ACRES)
BUILDING COVERAGE (EXCLUDING DRIVEWAYS)	2,258.50 SQ M (558.5 SQ FT)
DRIVEWAY PARKING COVERAGE	1,453.50 SQ M (337.5 SQ FT)
SOFTSCAPE COVERAGE	16,739.50 SQ M (3,877.5 SQ FT)
	100%
	13.3%
	4.9%
	78.7%

Conceptual Floor Plan



Concept Building Elevation

