



**City of
Peterborough**

To: Members of the General Committee

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

Meeting Date: September 7, 2021

**Subject: Report IPSPL21-031
Application for Site Plan Approval for the Properties at 2077
and part of 2011 Ashburnham Drive**

Purpose

A report to recommend the approval of a Site Plan Application for the properties at 2077 and part of 2011 Ashburnham Drive for the construction of the Canadian Canoe Museum ('CCM').

Recommendation

That Council approve the recommendation outlined in Report IPSPL21-031 dated September 7, 2021 of the Commissioner of Infrastructure and Planning Services, as follows:

That the Site Plan Application submitted by Lett Architects Inc. for the construction of a 3,010 square metre (32,399 square feet) Canadian Canoe Museum be approved, subject to the following conditions:

- i. The deposit of site work performance security of an appropriate value to be determined by staff and;
- ii. That all the detailed technical requirements be addressed to the satisfaction of the Commissioner of IPS

Budget and Financial Implications

There are no direct budget or financial implications arising from the approval of the Site Plan Application. On May 25, 2021, Council approved Report CLSFS21-021 which provided financial support and municipal incentives towards the Canadian Canoe Museum new build at 2077 and part of 2011 Ashburnham Drive.

Background

The Site is on the west side of Ashburnham Drive at the Marsdale Drive intersection and is known as Johnson Park, now intended to be the future home of the Canadian Canoe Museum (CCM). Construction of a new CCM facility at Johnson Park will allow the CCM to relocate from their existing facility on Monaghan Road to a new location alongside the Trent-Severn Waterway that is more suited for the museum's function and programming needs. The CCM intends to be construction ready for October 2021.

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 contains a moderately tree-covered area, is partially subject to flood plain conditions, and is traversed by the Trans Canada Trail along the Little Lake shoreline. The property is bound by 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.

In June 2021 the property was rezoned to OS.3, PS.1-342-F-H to facilitate the future development of the CCM, with site specific regulations related to building setbacks, minimum landscaped open space and parking. This Public Service Zoning District also contains the 'F' symbol to acknowledge that the property is subject to flooding. The holding 'H' symbol will be removed upon completion of an Archaeological Assessment determining that all concerns regarding archaeological resources have been addressed.

The lands are currently owned by the City of Peterborough. The Canadian Canoe Museum entered in a Purchase and Sale Agreement on July 23, 2021 with a condition date of September 15, 2021.

Site Plan Application

As the subject Site Plan Application proposes to construct a 3,010 square metre (32,399 square feet) Public Service facility, it is subject to Council's approval. The Site Plan By-law (11-081, as amended) requires the approval of a Site Plan Application by Council where a non-residential development has a building floor area greater than 2,500 square metres.

Highlights of the Site Plan Application include:

- A two-storey Museum building and one-storey Canoe House;
- Complete pedestrian and bicycle linkages to existing City trails including the Trans Canada Trail and the multi-use pathway located along Ashburnham Drive. The internal pathway network connects both of these high use trails and provides direct connection to the Museum and the Canoe House;
- A detailed Landscape Plan prepared by a Landscape Architect which depicts proposed plantings, trail connections, outdoor amenity areas, rain gardens, bicycle racks and seating locations;
- Frontage onto Ashburnham Drive where vehicular access will occur in a one-way drive aisle. A drop off area is being proposed;
- The establishment of eighteen (18) on-site parking spaces with six (6) of those spaces to serve persons with disabilities. The remaining parking will be accommodated at City-owned facilities located within 300m of the site (i.e., Eastgate Memorial Park, Beavermead Park and 235 Maria Street), in accordance with the Zoning By-law;
- Mid-block pedestrian signalized crosswalk to provide safe access to alternate parking facilities;
- Adequate garbage storage and servicing has been provided;
- A Storm Water Management Plan and Report submitted as requested by staff;
- A Tree Inventory and Preservation Plan was submitted as requested by staff;
- An EIS Addendum in support of the proposed site plan was submitted as requested by staff and ORCA.

Notice

Notice of the Application was circulated to all abutting property owners, as well as concerned City departments, agencies and utilities on July 23, 2021. A development review meeting was held on August 9, 2021 to provide opportunity to coordinate comments from circulated agencies/divisions.

All significant comments have been considered and addressed. Some minor technical comments are still being addressed and will be reflected in the Site Plan Agreement and Schedules, to the satisfaction of the Commissioner of IPS.

Summary

A Site Plan Application for the construction of a 3,010 square metre (32,399 square feet) Public Service facility, the future home of the Canadian Canoe Museum, has been reviewed by staff with all the requested revisions incorporated. The Site Plan is recommended for approval by City Council in accordance with By-law 11-081, Section 3 (a), which requires Site Plan Applications to be approved by Council where a non-residential development is greater than 2,500 square metres in size.

Submitted by,

Cynthia Fletcher
Commissioner of Infrastructure and Planning Services

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Attachments:

Exhibit A – Key Map
Exhibit B – Site Plan

Exhibit A, Page 1 of 1 – Key Map

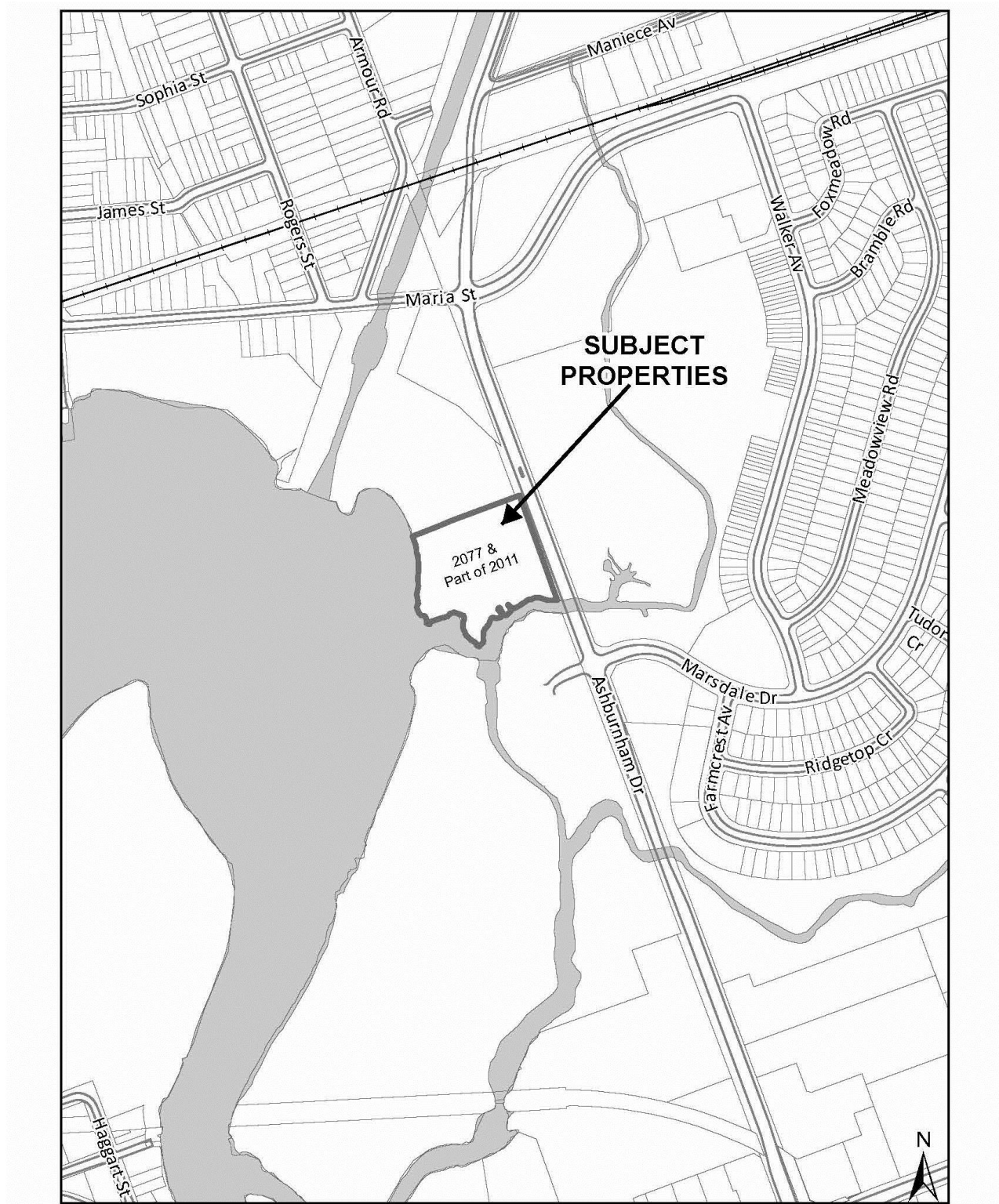


Exhibit B, Page 1 of 1 – Site Plan

