



City of Peterborough

Committee of Adjustment Report for April 16, 2024

Staff Recommendations Regarding Files: A07/24, B01/24, A08/24, A10/24 and A11/24

- 1. File Number: A07/24, 345 Armour Road
Applicant: Brian Buchardt, LandDesign
Owner: TVM 345 Armour Road Inc.
Assigned Planner: Christie Gilbertson**

Background

The subject property is located on the west side of Armour Road, south of the intersection of Hunter Street East and Armour Road in East City. The property forms part of the final phase of development on the former St. Joseph's Hospital campus. The property is designated 'Downtown Commercial Core' on Schedule C 'Central Area Land Use Plan' to the City's Official Plan. The property is zoned SP.356-H. Section 386.3(i) of the Zoning By-law provides the following regulation:

The area zoned SP.356 shall continue to be treated as one lot for the purposes of zoning regulations despite future land division, part lot control exemption or plan of condominium.

The applicant is seeking the following variances to facilitate the building to be used entirely for commercial purposes:

- a) Section 386.3(a) to reduce the minimum number of dwelling units per building from 3 to 0; and
- b) Section 4.3.1(b)(i) to reduce the minimum aisle width for a parking space having an angle of 76-90 degrees from 6.4 metres to 6.0 metres.

A commercial tenant (office use) has been secured for the subject property, utilizing the entire floor area of the building (basement, ground and second floor). The applicant submitted proposed floor plans delineating the use of the existing building (Exhibit A). The Zoning By-law for this property anticipated a mixed-use redevelopment of the campus of properties affiliated with the former St. Joseph's Hospital Campus. This amendment specified a minimum number of residential units within each building as 3, in addition to allowing a host of commercial uses including clinic, office, personal service use, bank, retail establishment and post office.

The intention of a minimum dwelling units per building was set to encourage mixed use throughout the site. As the final building coming forward for redevelopment in this mixed-use campus, staff view little concern as it relates to the removal of the residential component from being required in this final phase due to the overall dominance of residential use throughout the campus. The relief being sought for the parking space aisle width aligns with the parameters for the more compact and urban Parking Area 1 requirements of the Zoning By-law. This reduced aisle width will allow some flexibility for the applicant to finalize their Site Plan and accommodate the loading space on site. Any shortfall in parking that may be required as part of the change of use on site from residential to commercial can be facilitated through the payment of cash in lieu of the provision of parking as directed in the Official Plan.

Although Commercial uses were contemplated through the rezoning of the property, only two of the five redeveloped buildings on site contain a commercial component. The introduction of a commercial-only building will not detract from the balance of uses throughout the site. The proposed meets the general intent and purpose of the Zoning By-law.

The purpose of the Downtown Core Area designation is to promote a concentration of retail, office, entertainment and service commercial uses – accommodating intensification while ensuring that new development respects the existing heritage character and enforces a strong pedestrian oriented built form. This development proposes adaptive reuse of the former boiler building by introducing a commercial office space within. Office uses are permitted in the designation. The designation promotes the use of existing buildings. The proposed meets the general intent and purpose of the Official Plan.

The proposed will facilitate the final redevelopment of the former hospital project to have no residential components, facilitating use of the existing building by an office tenant. This being one of the smallest buildings on site, offers a final introduction of mixed use to the campus. Staff are of the opinion that the proposed variances are minor in nature and desirable for the appropriate use of the land.

Agency Comment

The Otonabee Region Conservation Authority (ORCA) reviewed the application and notes that the proposal is consistent with Section 3.1 (Natural Hazards) of the Provincial Policy Statement. Based on the information provided, the development does not appear to create new or aggravate existing hazards. The property is located outside of ORCA's regulated area, therefore a permit from the Authority is not required. The subject property is not located in a vulnerable area that is subject to the policies of the Trent Source Protection Plan.

The Planning, Development and Urban Design Division – Urban Design Section have provided comment noting that the “H”- Holding Provision on the zoning of the property was imposed to require Site Plan Approval and the payment of a Parks Levy in accordance with the Planning Act, as amended. The area zoned SP.356 shall continue to be treated as one lot for the purposes of zoning regulations despite future land division, part lot control exemption or plan of condominium. Therefore, Site Plan is required to remove the Holding (‘H’) symbol. Further assessment related to vehicle maneuverability (fire or waste trucks) may be required through this application process.

The following commenting agencies or departments reviewed the proposal and have indicated they have no comment or concerns:

- Planning, Development and Urban Design Division – Development Engineering Section
- Planning, Development and Urban Design Division – Heritage Planning Section
- Peterborough Utilities Group Services Corp.
- The Public Works Division – Urban Forestry Section

Recommendation

Staff recommends that the Committee of Adjustment **approve** the application.

- 2. File Number: B01/24, 369 Hunter Street West**
Applicant: Brian Buchardt, LandDesign
Owner: TVM Mansions Inc.
Assigned Planner: Christie Gilbertson

Background

The subject property is located at the southeast corner of the intersection of Hunter Street West and Donegal Street in the City’s Central Area. The property is zoned R.1, R.2, R.3 and is designated ‘Downtown Neighbourhood Designation’ on Schedule C ‘Central Area Land Use Plan’ to the City’s Official Plan. An 18-unit legal non-complying, three-storey dwelling was severely damaged by fire in September 2020, and, as a result, the structure was demolished. The Committee of Adjustment recently approved an application (File Number A56/23) that dealt with a series of minor variances to facilitate the construction of a new building to replace the one that was demolished following the fire.

The owner has been working with City staff to finalize the details of a replacement structure, which has included formal pre-consultation for a Site Plan application, along with two circulations of a Technical Adequacy Review application package to agencies and departments for said Site Plan application. Through the Technical Adequacy Review of the Site Plan, it was recognized that a right of way over the subject lands in favour of 380 Park Street North (the property to the immediate south) required formalization.

The applicant is seeking consent for an easement over the southerly 3.05 metres of the property in favour of 380 Park Street North for vehicle access.

The application was supported by the most recent version of the Site Plan along with a Real Property Report (Exhibit B). These documents provide detail with respect to the location of the easement on site in relation to the proposed new building and honoring of a longstanding access point over the subject lands to the adjacent property (380 Park Street North).

Review of an application for consent is subject to Section 53 of the **Planning Act** (the “Act”). Section 53(12) of the Act states that Sections 51(24) and 51(25) of the Act apply to consents. The Committee of Adjustment may grant consent if it is satisfied that a Plan of Subdivision is not required for the proper and orderly development of the municipality and shall have regard for matters listed in 51(24) when granting provisional consent. The criteria include, but is not limited to:

- The effect of development of the proposed subdivision on matters of provincial interest;
- The suitability of the land for the purposes for which it is to be subdivided;
- Whether the proposed consent is premature or in the public interest;
- Whether the plan conforms to the Official Plan; and
- The restrictions or proposed restrictions on the land proposed to be subdivided.

In consideration of the criteria above, the proposed easement will formalize the ongoing use of the southerly 3.05 metres of the property by the adjoining property, being 380 Park Street North. This easement will provide ongoing access to this residential property. The ongoing redevelopment and site plan approval for the subject property has accounted for this longstanding use for vehicle access.

The subject property is located within a settlement area, as defined by the Provincial Policy Statement, 2020 (PPS). The PPS directs growth and development to settlement areas. Land use patterns in settlement areas shall be based on densities and a mix of land uses that efficiently use land and resources while being appropriate for, and efficiently use, infrastructure and public service facilities that are planned or available (Section 1.1.3.2). Further, Section 1.6.6.2 of the PPS states that “within settlement areas with existing municipal sewage systems and municipal water systems, intensification and redevelopment shall be promoted wherever feasible to optimize the use of services”.

The Growth Plan for the Greater Golden Horseshoe, 2020 (Growth Plan) states that the majority of growth forecasted to the horizon of the Plan is to be allocated to settlement areas that have a delineated built boundary, have existing or planned municipal water or wastewater services, and can support the achievement of a complete community (Section 2.2.1.2(a)). The subject property is located within the delineated built boundary of the City of Peterborough. This application will formalize access over the subject property to facilitate ongoing parking at the adjacent property to support the ongoing use for residential purposes.

The subject property is identified as 'Downtown Neighbourhood Designation' on Schedule C 'Central Area Land Use Plan' of the City's Official Plan. The designation is located at the edge of the Central Area, providing a transition between mixed-use areas and residential neighbourhoods adjacent to the Central Area. The intent of the designation is to recognize and permit a diversity of land uses which are compatible with residential uses and which support the transitional character of the area. Permitted uses vary and include low and mid-rise residential uses, home occupations, neighbourhood supportive uses, artisan studios, galleries, small scale office etc.

It is the opinion of staff that the application for consent for easement to facilitate access over the southerly 3.05 metres of the subject property will formalize the ongoing access to the adjacent property. This application satisfies the criteria of Section 51(24) of the Act, is consistent with the policies of the PPS, and conforms with the policies of the Growth Plan and the Official Plan.

Agency Comment

The Otonabee Region Conservation Authority (ORCA) reviewed the application and notes that the proposal is consistent with Section 3.1 (Natural Hazards) of the Provincial Policy Statement. Based on the information provided, the development does not appear to create new or aggravate existing hazards. The property is located outside of ORCA's regulated area, therefore a permit from the Authority is not required. The subject property is not located in a vulnerable area that is subject to the policies of the Trent Source Protection Plan.

The Planning, Development and Urban Design Division – Urban Design Section has reviewed the application and notes that the proposed easement is required as part of a Technical Adequacy Review in advance of the eventual application for Site Plan Approval (City file no. PC22-0006). Urban Design supports this request. It should be noted that a 3 metre road widening is required to extend across the entire length of the property line fronting onto Park Street North. The plan provided shows the road widening terminating before the proposed easement. The road widening will need to be shown correctly on the Reference Plan prior to the easement being registered.

The Public Works Division – Urban Forestry Section has reviewed the application and note there are existing private trees on this property that may be impacted by the proposed construction. Please refer to the Tree Inventory and Protection plan that was submitted as part of this site plan application package.

The following commenting agencies or departments reviewed the proposal and have indicated they have no comment or concerns:

- Planning, Development and Urban Design Division – Development Engineering Section
- Planning, Development and Urban Design Division – Heritage Planning Section
- Peterborough Utilities Group Services Corp.

Recommendation

Staff recommends that the Committee of Adjustment **approve** the application for consent for easement conditional upon the following:

- i) Prior to registering the Reference Plan, the applicant shall, at its cost, submit for approval a draft Reference Plan to the Secretary-Treasurer showing the proposed easement. It is recommended that the Reference Plan include the prescribed road widening as determined through the Site Plan process to avoid multiple reference plans. Upon registration of the approved Reference Plan, a digital copy of the registered Reference Plan in PDF format will be provided to the Secretary-Treasurer;
- ii) A closed polygon vector file of the Part boundaries shown on the Reference Plan is to be provided in Autodesk DWG NAD83 UTM CSRS CGVD28 projection Windows-readable format to the satisfaction of the City of Peterborough Geomatics/Mapping Division. It is recommended that the applicant's Ontario Land Surveyor consult with the City of Peterborough Geomatics/Mapping Division to confirm acceptable standards and formatting. The Surveyor should contact the Secretary-Treasurer for instructions on how to submit this document;
- iii) That the applicant provides the Secretary-Treasurer with a draft of the Transfer/Deed of Land;
- iv) If the above conditions are not satisfied within two years of the circulation of the Committee's Decision that the consents will lapse.

3. File Number: A08/24, 500 Towerhill Road
Applicant: Nicholas Swerdfeger, Barry Bryan Associates
Owner: 530970 Ontario Limited
Assigned Planner: Nolan Drumm

Background

The subject property is located to the southeast of the intersection of Towerhill Road and Old Towerhill Road, west of the intersection of Towerhill and Chemong Roads. The property is zoned C.7 – Commercial District and is designated Major Mixed-Use Corridor and Residential on Schedule 'B' – Land Use to the City's Official Plan. The property is currently developed with a Volkswagen car dealership.

The subject property is currently going through the Site Plan Approval process to facilitate three building additions totalling approximately 570 square metres. A copy of the site plan is attached as Exhibit C. To facilitate the proposed additions, the applicant is seeking the following variances:

- a) Section 4.2(B)(10) to reduce the minimum parking requirement of a retail establishment for the sale of motor vehicles from 1/18 square metres of indoor display areas plus 1/9 square metres of service area to 1/18 square metres of indoor display area plus 1/11 square metres of service area;
- b) Section 4.4(6) to reduce the minimum provision of parking spaces to serve disabled persons for all other uses from 5 spaces in a parking lot containing 101-200 parking spaces to 3 spaces in a parking lot containing 101-200 spaces; and,
- c) Section 18A.3(j)(i) to reduce the minimum building setback for an accessory building, waste receptacle or garbage storage area from 3 metres to 1.5 metres.

The proposed parking ratio would result in a minimum of 122 parking spaces being provided on-site, compared to 145 spaces as currently required by the regulations. With the function of car dealerships changing over the past several years to a model where less inventory is carried on site, even outside of dense urban settings, it is expected that there will be no impacts from the reduced parking requirements. Through the Pre-Consultation for the Site Plan application, Transportation Division staff did not request that a Parking Study be completed to support the reduction. Accessibility staff had also indicated that given the nature of the land use, a reduction in accessible spaces on site is not expected to impact how individuals with accessibility needs access the site. The proposed garbage enclosure is not adjacent to a sensitive land use, so the reduction in the building setback is not expected to negatively impact the adjacent property. The required landscaped open space requirement along the side lot line will not be impacted by the setback reduction. It is the opinion of staff that the requested variances are minor in nature and represent a desirable and appropriate use of the land.

The subject property is designated both Major Mixed-Use Corridor and Residential. Where a split designation occurs, the Official Plan provides for the opportunity to evaluate a proposal under either designation provided that the intent of the plan is maintained. Since the property is developed as a large commercial facility in proximity to the commercial node of Towerhill and Chemong Roads, both of which are high-capacity arterial roads, it has been deemed appropriate to evaluate this property under the policies of the Major Mixed-Use Corridor designation rather than the Residential designation. Mixed-Use Corridors are intended to accommodate significant growth consisting of mid and high-rise residential buildings, as well as community or regionally scaled retail and service commercial uses, institutional facilities and offices. It is intended that the Major Mixed-Use Corridors are the focal point for major retail facilities and other commercial development. The proposed variances maintain the intent and purpose of the Official Plan.

The subject property is zoned C.7 – Commercial District which is a special purpose retail zoning district that permits a range of retail uses that reflect the type of commercial facilities anticipated through the Special Purpose Retail policies of the former Official Plan. The accessible and standard parking ratios were established to ensure that there is sufficient supply of appropriate parking to serve the land use at peak times. Transportation and Accessibility staff are satisfied that the land use will be able to function as intended with a lower parking ratio than prescribed by the By-law. Further, a reduction in the building

setback for the accessory structure is considered to be appropriate as the neighbouring property does not contain a sensitive land use and the minimum landscaped open space width is not being reduced to accommodate the structure, allowing for any necessary screening. It is the opinion of staff that the requested variances maintain the intent and purpose of the Zoning By-law.

Agency Comment

The Otonabee Region Conservation Authority (ORCA) has reviewed the application and notes that the proposal is consistent with Section 3.1 (Natural Hazards) of the Provincial Policy Statement. The property is located outside of ORCA's regulated area, so a permit from the Authority is not required. The property is not located in a vulnerable area to which the Revised Trent Source Protection Plan applies, therefore a Restricted Land Use Notice is not required.

The Planning, Development and Urban Design Division – Urban Design Section has reviewed the application and noted that the zoning deficiencies proposed to be addressed through this application were identified through the Technical Adequacy Review process in advance of the eventual application for Site Plan Approval (File No. PC22-0021). The Urban Design Division supports the proposed variances to facilitate the dealership expansion.

The following commenting agencies or departments reviewed the proposal and have indicated they have no comment or concerns:

- Peterborough Utilities Group Services Corp.
- Planning, Development and Urban Design Division – Development Engineering Section
- Planning, Development and Urban Design Division – Heritage Planning Section
- Public Works Division – Urban Forestry Section

Recommendation

Staff recommends that the Committee of Adjustment **approve** the application for minor variance provided that construction proceed substantially in accordance with the site plan attached as Exhibit C.

**4. File Number: A10/24, 65 Roper Drive
Applicant: Ewa Pazdzior, Dwell Design Inc.
Owner: Greg Bishop and Neera Jeyabalan
Assigned Planner: Sarah Dilamarter**

Background

The subject property is located on Roper Drive, directly south of the Edgewood Road cul-de-sac, in Peterborough's west end. The subject property is zoned R.1, 1f,2e,8b,10d,13f - Residential District and is designated Residential on Schedule B - 'Land Use' to the City's Official Plan. The subject property currently contains a single detached dwelling.

The applicant is requesting a minor variance from Section 6.11(a) of the Zoning By-law to reduce the minimum building setback from a local street line from 6.0 metres to 5.38 metres to permit the construction of a covered porch expansion, and to 5.85 metres to permit the construction of an attached garage (Exhibit D). As the existing dwelling is situated at an angle to the street line, the proposed additions to the north-easterly end of the property are constrained.

The street line setback proposed by the applicant is consistent with the intended character of the streetscape, is compatible with the neighboring properties, and continues to provide sufficient parking for the single detached dwelling. Staff have reviewed the concept plan and rendered drawings submitted in support of the application and are of the opinion that the requested variance is minor in nature and represents a desirable and appropriate use of the land.

The intent of the minimum street line setback is to ensure that there is adequate separation between the road allowance and the developed portion of the property to accommodate potential expansions of the right-of-way, protection of sightlines and to provide sufficient space for snow storage from road operations. Although requiring a reduction, the proposed structure will be set back at a similar distance to other similarly oriented dwellings on adjoining properties. Additionally, Roper Drive, identified as a Local Street, is not being contemplated for road widening work as delineated in Schedule 'I' - Road Allowance Widths, in the City's Official Plan. Considering this, it is the opinion of staff that the proposed variance maintains the intent and purpose of the Zoning By-law.

The 'Residential' designation accommodates a variety of housing forms and complementary land uses that contribute to and reinforce a residential environment. When evaluating a development proposal within the Residential Designation, consideration for factors such as compatibility with existing developments, adequacy of municipal services, and the provision of a varied housing stock for the community is needed. The proposed minor variance application appears to meet the general intent and purpose of the Official Plan.

Agency Comment

The Otonabee Region Conservation Authority (ORCA) has reviewed the application and notes that the proposal is consistent with Section 3.1 (Natural Hazards) of the Provincial Policy Statement. The property is located outside of ORCA's regulated area, so a permit from the Authority is not required. The property is not located in a vulnerable area to which the Revised Trent Source Protection Plan applies, therefore a Restricted Land Use Notice is not required.

The Planning, Development and Urban Design Division – Urban Design Section has indicated that there are no site plans registered on the subject lands, and that there are no concerns with the proposed variance request.

The Public Works Division – Urban Forestry Section has submitted the following comments:

Urban Forestry staff have identified that there are existing private trees that may be impacted by the proposed construction. The City of Peterborough regulates the injury and destruction of trees under the 21-074 Tree Removal Bylaw. The Applicant is advised that prior to the injury or destruction of any trees that measure 7.5 cm or greater in diameter at breast height, a Permit is required under the 21-074 By-law.

The following commenting agencies or departments reviewed the proposal and have indicated they have no comment or concerns:

- Planning, Development and Urban Design Division – Development Engineering Section
- Planning, Development and Urban Design Division – Heritage Planning Section
- Peterborough Utilities Group Services Corp.

Recommendation

Staff recommends that the Committee of Adjustment **approve** the application for minor variance provided that construction proceed substantially in accordance with the site plan attached as Exhibit D, and conditional upon obtaining a tree removal/injury permit from the Urban Forestry Division or written confirmation from Urban Forestry that a permit is not required.

5. File Number: A11/24, 312 Cottonwood Drive
Applicant: Michael Davenport, MJ Davenport & Associates Inc.
Owner: Jeff Cunningham and Erin Cunningham
Assigned Planner: Sarah Dilamarter

Background

The subject property is located on the north side of Cottonwood Drive, south of the properties fronting along Parkhill Road West in Peterborough's west end. The subject property is zoned R.1, 1f,2e,8b,10d,13f - Residential District and is designated 'Residential' on Schedule B - 'Land Use' to the City's Official Plan. The subject property currently contains a single detached dwelling.

The applicant is requesting a minor variance from Section 3.4 8(b) of the Zoning By-law to reduce the minimum side yard setback from 1.8 metres to 1.2 metres to accommodate an expansion to the existing attached garage (Exhibit E). The proposed construction will allow for a second car to be parked in the garage. It is anticipated that there will be limited impacts to the surrounding area resulting from the requested variance. Staff have reviewed the concept plan provided by the applicant and are of the opinion that the requested variance is minor in nature and represents a desirable and appropriate use of the land.

The zoning regulations within the R.1, 1f,2e,8b,10d,13f district allow for single-detached residential dwellings, offering flexibility through alternative provisions that encompass enhanced lot dimensions, area specifications, and building setback requirements. Specifically, under Alternative Regulation 8(b), there exists a stipulation mandating a minimum building setback of 1.8 metres from the side yard, in contrast to the 1.2 metres mandated within the conventional R.1 zoning district. This provision is designed to ensure ample spacing between structures to facilitate circulation around the property and facilitate maintenance activities without encroaching upon neighboring properties. The proposed adjustment to a 1.2 metre setback aims to uphold sufficient separation between buildings while aligning with the established character of the surrounding locale. Consequently, the proposed variance preserves the objectives and principles outlined in the Zoning By-law.

The Residential designation accommodates a variety of housing forms and complementary land uses that contribute to and reinforce a residential environment. When evaluating a development proposal within the Residential designation, consideration for factors such as compatibility with existing developments, adequacy of municipal services, and the provision of a varied housing stock for the community is needed. The proposed minor variance application appears to meet the general intent and purpose of the Official Plan.

Agency Comment

The Planning, Development and Urban Design Division – Development Engineering Section has provided the following comments:

Ensure the stormwater runoff from the new addition doesn't affect neighbouring properties. Redirect downspouts away from the property boundary. Ensure that the drainage either flows towards Cottonwood Drive or stays contained within the backyard of the specified site at 312 Cottonwood Drive.

The Otonabee Region Conservation Authority (ORCA) has reviewed the application and notes that the proposal is consistent with Section 3.1 (Natural Hazards) of the Provincial Policy Statement. The property is located outside of ORCA's regulated area, so a permit from the Authority is not required. The property is not located in a vulnerable area to which the Revised Trent Source Protection Plan applies, therefore a Restricted Land Use Notice is not required.

The Planning, Development and Urban Design Division – Urban Design Section has indicated that there are no site plans registered on the subject lands and that there are no concerns with the proposed variance request.

The Public Works Division – Urban Forestry Section has submitted the following comments:

Urban Forestry staff have reviewed aerial imagery and have determined there are existing private trees that may be boundary trees along the East fence line that could be impacted by construction activity for the proposed addition. The Applicant is advised that boundary trees are common property (i.e. co-owned) and fall under the legal provisions of the Ontario Forestry Act Section 10. It is the responsibility of the Applicant to discuss with their neighbours the potential impacts to both shared and boundary trees that may arise from the proposed activities on their property. An Arborist Report must be submitted to the City's Urban Forestry Section that details how the proposed construction activity will impact the injury or destruction of any existing trees. The Applicant will be required to protect trees during construction or obtain a permit for tree removal in advance of any construction activity. Details for an Arborist Report can be provided by the Urban Forestry Section by contacting treebylaw@peterborough.ca. A permit for the injury and/or destruction of trees that measure 7.5 cm or greater in diameter at breast height is required under the 21-074 Tree By-law.

The following commenting agencies or departments reviewed the proposal and have indicated they have no comment or concerns:

- Planning, Development and Urban Design Division – Heritage Planning Section
- Peterborough Utilities Group Services Corp.

Recommendation

Staff recommends that the Committee of Adjustment **approve** the application for minor variance provided that construction proceed substantially in accordance with the site plan attached as Exhibit E, and conditional upon the following:

- i) Obtaining an arborist report and tree removal/injury permit from the Urban Forestry Division or written confirmation from Urban Forestry that a permit is not required.
- ii) A lot grading and drainage plan is to be submitted in conjunction with a building permit, to the satisfaction of the Supervisor, Development Engineering

Prepared By:

Christie Gilbertson, RPP, MCIP
Land Use Planner
Planning, Development and Urban Design Division
Infrastructure and Planning Services

Nolan Drumm, RPP, MCIP, PLE
Land Use Planner
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Infrastructure and Planning Services

Sarah Dilamarter
Junior Planner
Planning, Development and Urban Design Division
Infrastructure and Planning Services

Concurred with:

Andrea Stillman
Zoning Administrator
Building Services Division
Infrastructure and Planning Services

Summary of Exhibits

The exhibits attached to this report were provided by the applicants and do not meet international standards for web accessibility. A description of each exhibit is provided below.

If you require additional information regarding the exhibits or the applications, contact the Planning Division at 705-742-7777, extension 1880.

Exhibit A

Floor Plans - Basement, Ground and Second Plan. Prepared by RAW. Dated April 29, 2021.

Site Plan. Prepared by RAW. Received April 9, 2024.

Exhibit B

Site Plan. Prepared by Arsenault Architect Inc. Dated December 22, 2023.

Surveyor's Real Property Report. Prepared by Elliott and Parr (Peterborough) Ltd. Dated October 3, 1991.

Exhibit C

Site Plan A101. Prepared by Barry Bryan Associates. Dated March 14, 2024.

Exhibit D

Site plan. Prepared by IBW Surveyors. Dated March 20, 2024.

Rendered Drawings. Prepared by Dwell Design Inc. Dated March 20, 2024.

Exhibit E

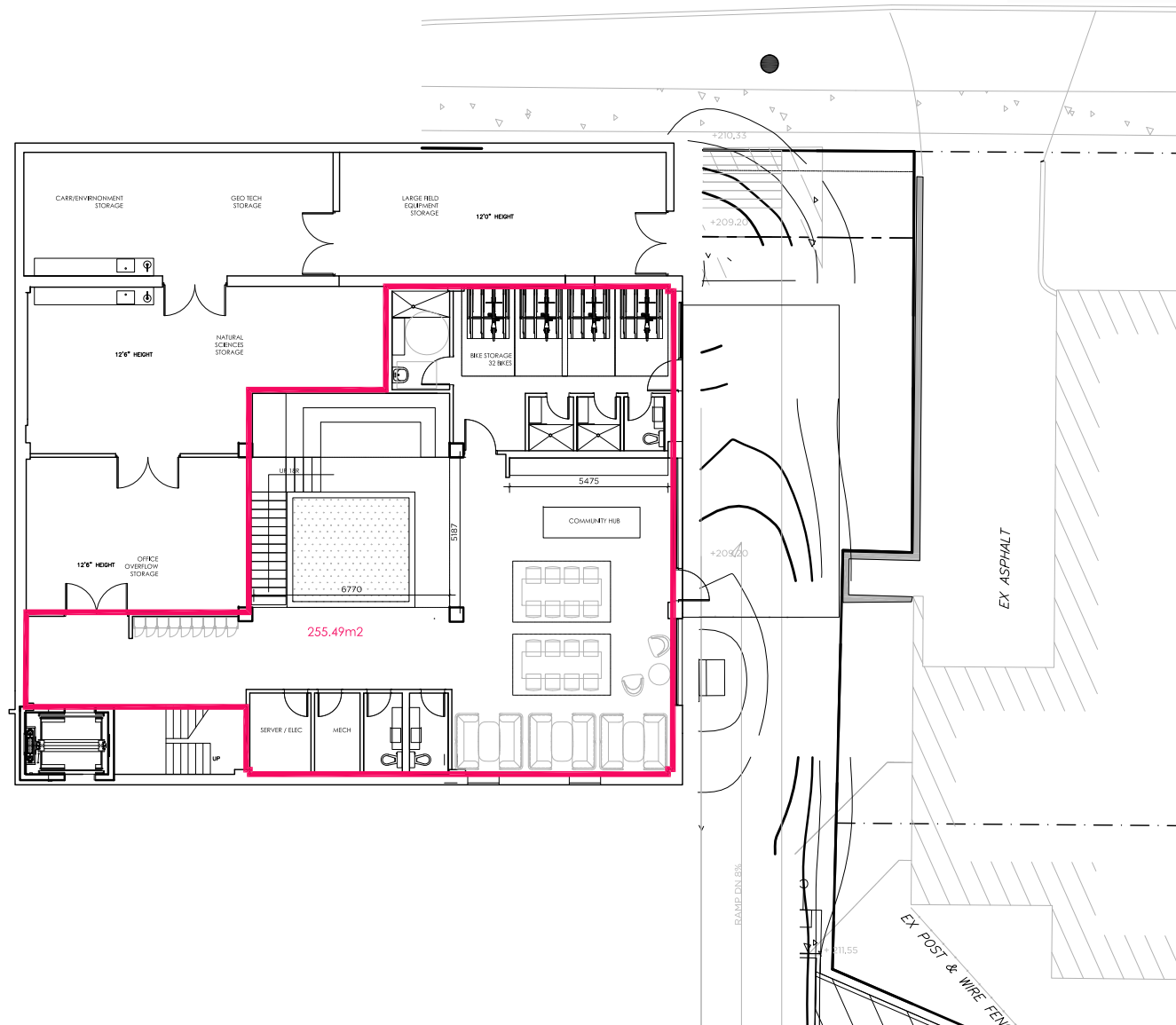
Existing Site Plan. Prepared by M.M. Davenport and J. Zhou. Dated January 2024.

Proposed Site Plan. Prepared by M.M. Davenport and J. Zhou. Dated January 2024.

City of Peterborough
Planning, Development & Urban Design

C. of A. File No.: A07/24

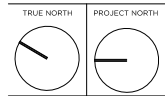
Property Address: 345 Armour Rd



commencing work.

ISSUED RECORD	
2024-043	ISSUED FOR PRE-APPROVAL CONSULTATION

REVISION RECORD	
2024-045	ISSUED FOR PRE-APPROVAL CONSULTATION
2024-049	ISSUED FOR PRE-APPROVAL CONSULTATION



NORTH



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24004

345 ARMOUR ROAD
PETERBOROUGH

CONCEPT B
BASEMENT
PLAN

1:150

B200

commencing work.

ISSUED RECORD

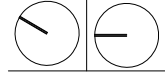
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REVISION RECORD

2024-04-15 ISSUED FOR PRE-APPROVAL CONSULTATION

2024-04-03 ISSUED FOR PRE-APPROVAL CONSULTATION

TRUE NORTH PROJECT NORTH



NORTH



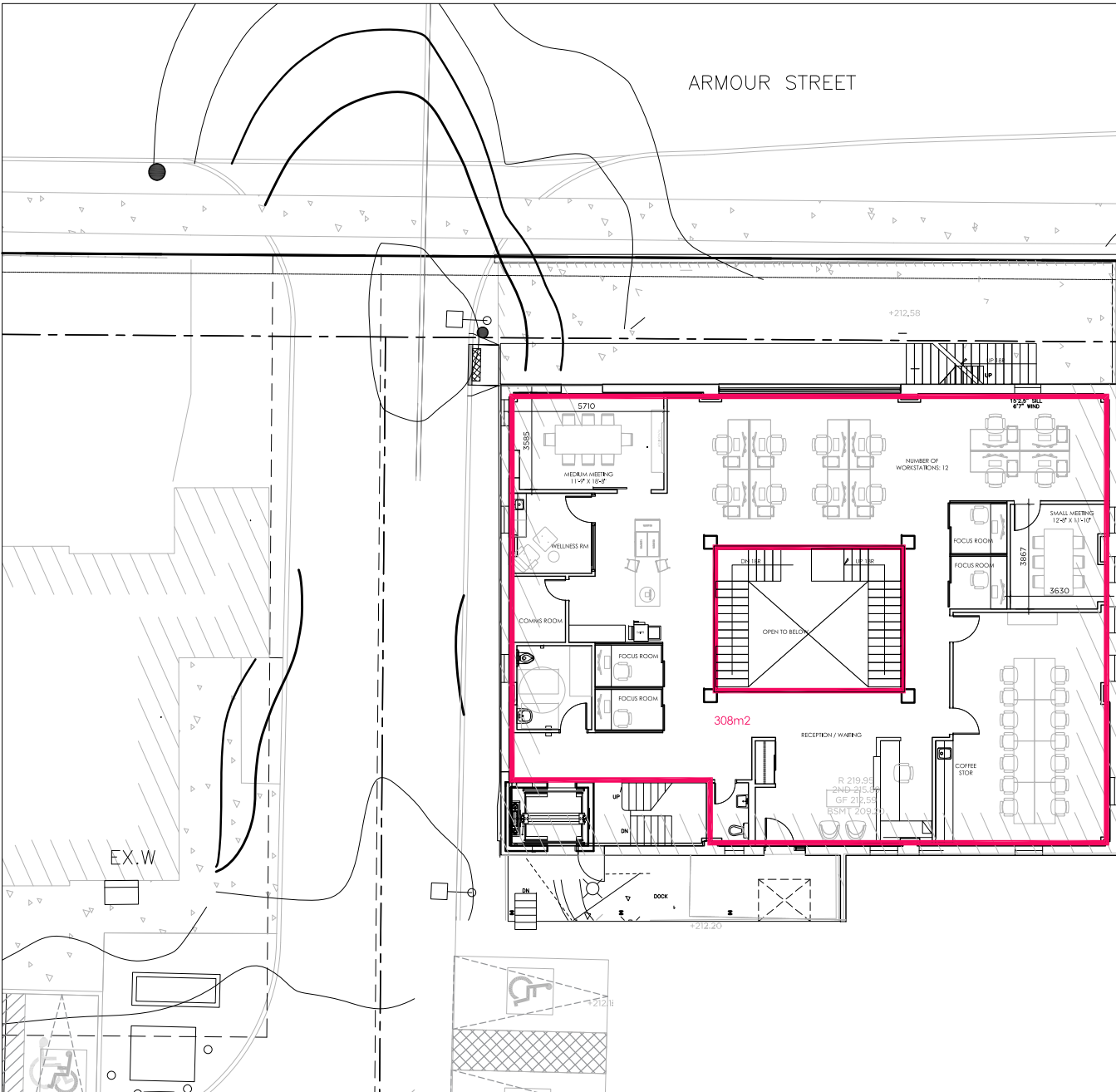
405-317 ADELAIDE ST. W.
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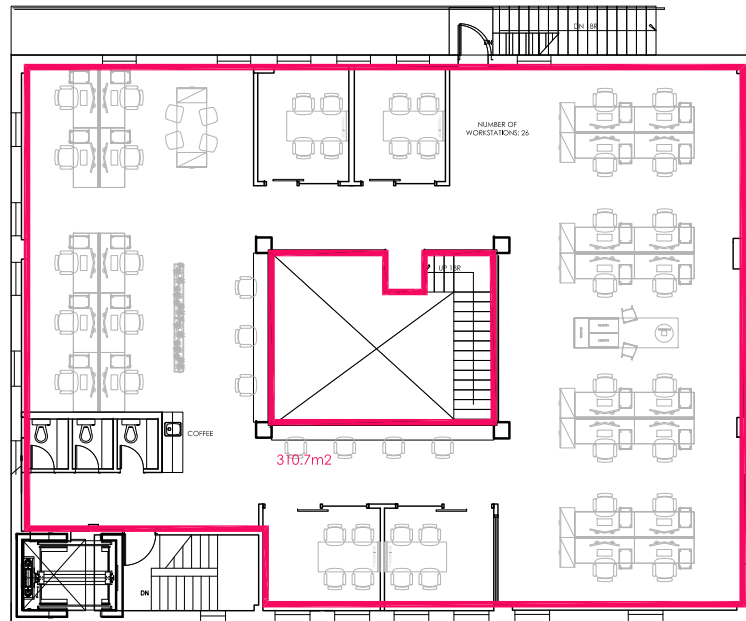
24004
345 ARMOUR ROAD
PETERBOROUGH

CONCEPT B
GROUND
PLAN

1:150

B201





clarification prior to commencing work.

ISSUED RECORD

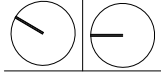
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REVISION RECORD

2024-045 ISSUED FOR PRE-APPROVAL CONSULTATION

2024-049 ISSUED FOR PRE-APPROVAL CONSULTATION

TRUE NORTH PROJECT NORTH



NORTH



405-317 ADELAIDE ST. W.
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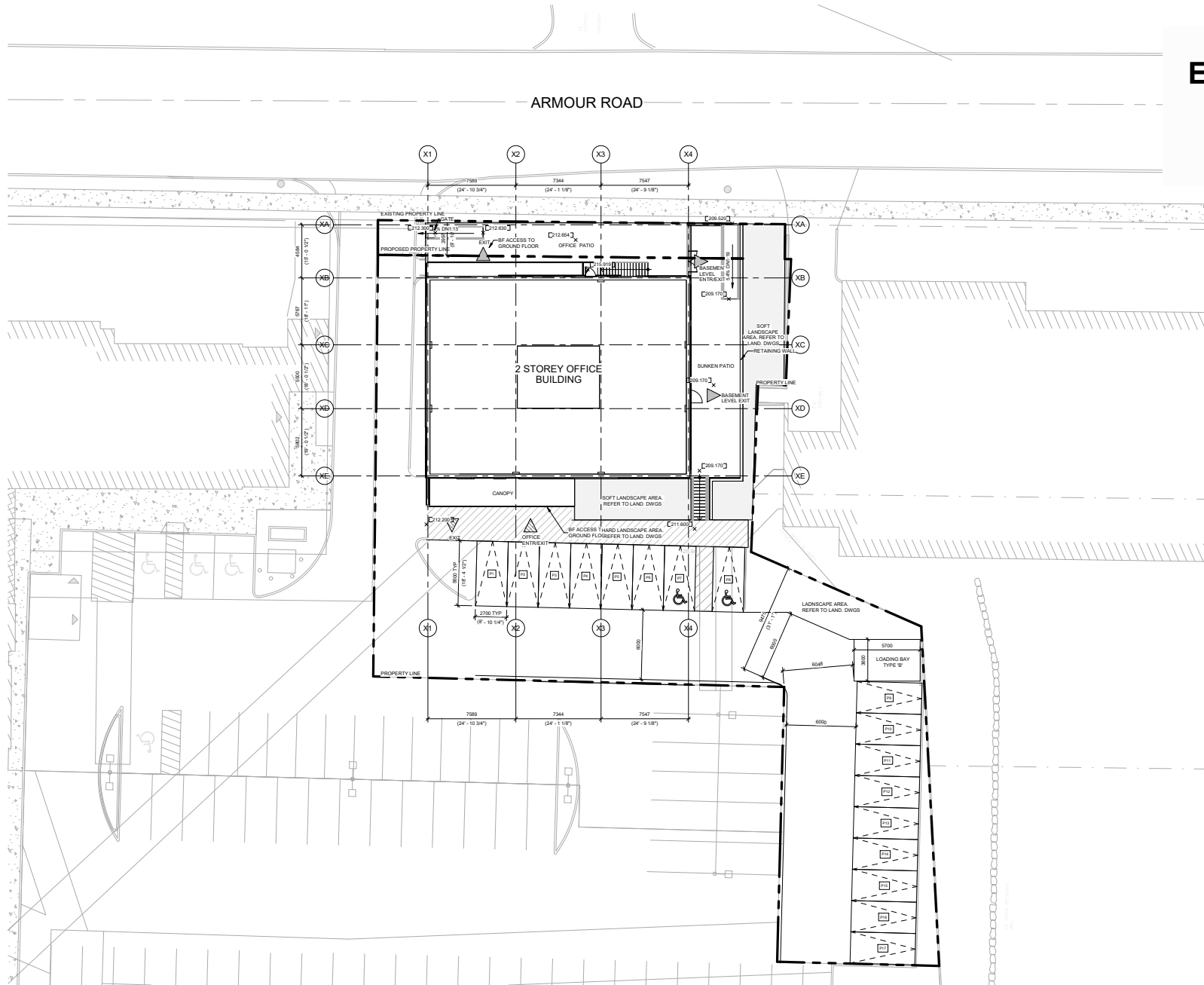
24004
345 ARMOUR ROAD
PETERBOROUGH

CONCEPT B
SECOND
PLAN

1:150

B202

EXHIBIT A
PAGE 4 OF 4



City of Peterborough
Planning, Development & Urban Design
C. of A. File No.: A07/24
Property Address: 345 Armour Road

ISSUE RECORD

NO.	DATE	DESCRIPTION

REVISION RECORD

City of Peterborough
Planning Division
April 9 2024
Received

NORTH

RAW

405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
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24-004
354 ARMOUR ROAD,
PETERBOROUGH,
ONTARIO, CANADA

ARMOUR ROAD
GHD Engineering
SITE PLAN

SCALE: 1 : 150
A100

EXHIBIT B PAGE 1 OF 3

LEGEND

[Symbol]	WALK ENTRANCE	[Symbol]	EXISTING CATCH BASIN
[Symbol]	ENTRANCE (BARRIER FREE)	[Symbol]	EXISTING HYDRO POLE
[Symbol]	WALK	[Symbol]	EXISTING MANHOLE
[Symbol]	SERVICE	[Symbol]	FIRE HYDRANT
[Symbol]	EXISTING ELEVATION	[Symbol]	LIGHT STANDARD
[Symbol]	PROPOSED ELEVATION	[Symbol]	ACCESSIBLE PARKING
[Symbol]	TACTILE PLATE	[Symbol]	LED POLE MOUNTED FEATURE
[Symbol]	LED POLE MOUNTED FEATURE	[Symbol]	ACCESSIBLE PARKING SIGN

GENERAL NOTES

- WASTE SERVICES TO BE MANAGED THROUGH THE COLLECTION SYSTEM OPERATIONS STAFF OF THE REGIONAL WASTE MANAGEMENT AUTHORITY THROUGH THE ELEVATOR ROOM AT 371 DONER ST.
- ALL ACCESSIBLE PARKING SPACES ARE TO BE IN COMPLIANCE WITH SECTION 11.0 OF THE REGULATION AND ACCESSIBLE PARKING FOR PERSONS WITH PHYSICAL DISABILITIES (MAGP) AND SHALL COMPLY WITH THE NATIONAL STANDARD FOR ACCESSIBLE PARKING SPACES. THE LOCATION OF ACCESSIBLE PARKING SPACES SHALL BE DETERMINED BY THE COLOUR SCHEME OUTLINED IN REGULATION.

City of Peterborough
Planning, Development & Urban Design
C. of A. File No.: 801024
Property Address: 369 Hunter St W

SITE STATISTICS

SITE AREA	1,687.87 M ² (18,169 FT ²)
BUILDING COVERAGE	519.12 M ² (5,588 FT ²) - 30.75%
LANDSCAPING	559.97 M ² (6,028 FT ²) - 33.18%
PAVING	608.78 M ² (6,581 FT ²) - 35.95%

G.F.A.

GROUND FLOOR	444.44 M ² (4,784 FT ²)
2ND FLOOR	475.22 M ² (5,106 FT ²)
3RD FLOOR	433.39 M ² (4,665 FT ²)
TOTAL	1,353.05 M ² (14,555 FT ²)

T.S.A.

GROUND FLOOR	347.85 M ² (3,744 FT ²) - 78.27%
2ND FLOOR	380.76 M ² (4,099 FT ²) - 87.09%
3RD FLOOR	380.76 M ² (4,099 FT ²) - 87.88%
TOTAL	1,109.37 M ² (11,942 FT ²) - 84.36%

AMENITY

TOTAL	250.81 M ² (2,700 FT ²)
--------------	--

ZONING CHART

SITE AREA	1,687.87 M ²
LESS-ROAD WIDENING	145.30 M ²
NET	1,542.57 M ²

ZONING REGULATIONS

ITEM	FORMER	REQUIRED	PROPOSED
MAX. NUMBER OF UNITS	18	8	18
MAX. BUILDING COVERAGE	35%	35%	30.75%
MAX. HARD SURFACE COVERAGE	25%	25%	31.85%
TOTAL G.F.A.	NOT APPLICABLE	1,353.05 M ²	1,353.05 M ²
BUILDING HEIGHT	2 STOREYS	13.25 M	13.25 M
3RD FLOOR G.F.A.	NOT APPLICABLE	444.44 M ²	444.44 M ²

MINIMUM BUILDING SETBACKS

ITEM	REQUIRED	PROPOSED
STREET LINE (HUNTER STREET)	24.4M TO CENTRAL LINE OF ROAD	12.685 M
SIDE LOT LINE (OPPOSITE HUNTER STREET)	2.4 M	21.133 M
STREET LINE (PARK STREET NORTH)	19.0M TO CENTRAL LINE OF ROAD	20.519 M
SIDE LOT LINE (OPPOSITE PARK STREET)	2.4 M	9.931 M

PARKING REQUIRED

ITEM	R-1 TYPE	REQUIRED
1 UNIT CONTAINING 1 OR 2 SHELTLING UNITS	1.5/UNIT	27 PARKING SPACES
1 UNIT CONTAINING 3 OR MORE SHELTLING UNITS	1.5/UNIT	

PARKING PROVIDED

16 PARKING SPACES (INCLUDING 2 BARRIER FREE)

BICYCLE PARKING PROVIDED

8 BICYCLES

BUILDING COVERAGE

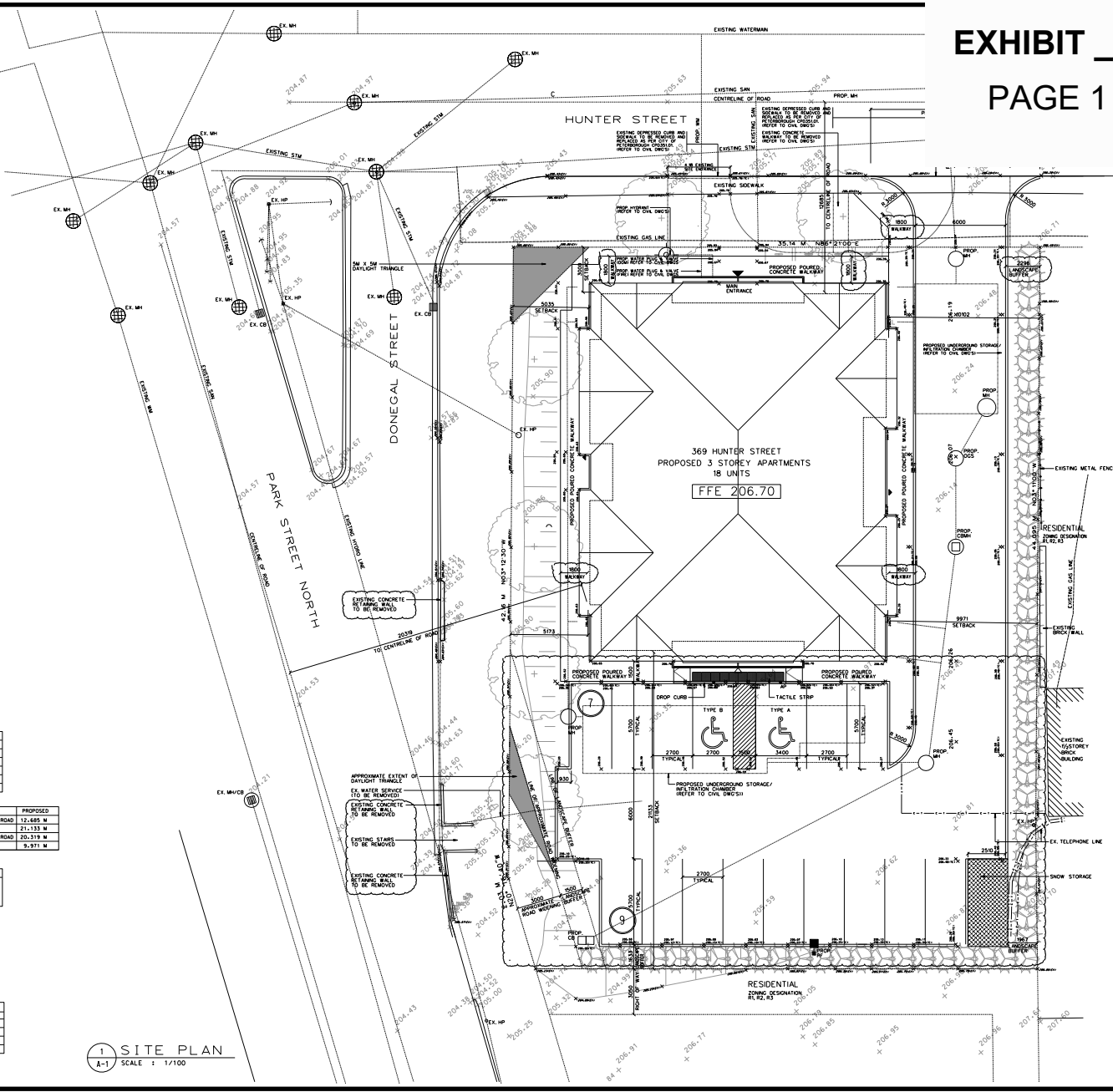
30.75 %

BUILDING HEIGHT

13.25 M

UNIT COUNT

	1 BED	2 BED	3 BED	TOTAL
GROUND FLOOR	2 (18P)	3	1	6 (18P)
2ND FLOOR	2	3 (18P)	1	6 (18P)
3RD FLOOR	2	3 (18P)	1	6 (18P)
TOTAL	6 (18P)	9 (27P)	3	18 (18P)



SITE PLAN
A-1 SCALE: 1/100

KEY PLAN SCALE: NTS

No.	Date	Revisions

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR THEM. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK. DRAWINGS, PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED TO HIM ON COMPLETION OF WORK. ALL APPROVED DIMENSIONS AND SPECIFICATIONS MUST BE CONSTRUCTED. DRAWINGS ONLY TO BE USED FOR PRINTS ARE NOT TO BE SCALED.

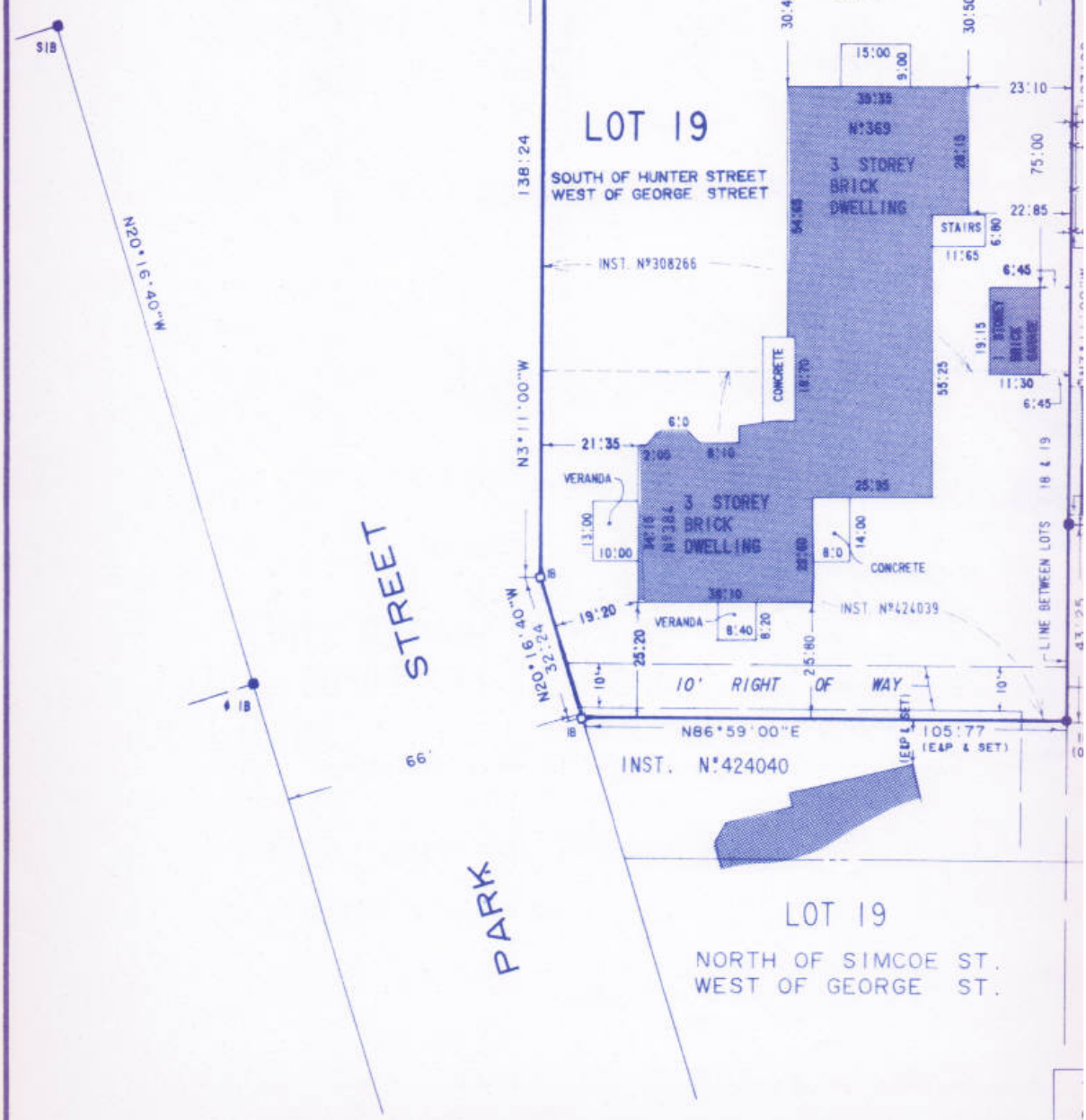
ON SITE ASSIGNED ARCHITECTS TO DAYTON ARSENAULT ARCHITECT INC.

Architect: D. ARSENAULT
Job Captain: D. ARSENAULT
Drawn By: A. ARSENAULT
Date of Plot: DECEMBER 22 2023
Scale: 1 : 100
Client's Name: INTEGRICOM PROPERTY RESTORATION
 219 WESTBROOK DRIVE WOODBRIDGE, ONTARIO
Project Name: RENTAL BUILDING
 369 HUNTER STREET PETERBOROUGH, ONTARIO
Drawing Title: SITE PLAN
Project No.: 21-108 **Drawing No.:** A-1

City of Peterborough
Planning, Development & Urban Design

C. of A. File No.: B01/24

Property Address: 369 Hunter St W



BEARING NOTE:
BEARINGS ARE ASTRONOMIC, DERIVED FROM THE NORTHERLY LIMIT OF PART I PLAN 45R-4050 HAVING A BEARING OF N86°21'W.

LEGEND:

- DENOTES SURVEY MONUMENT FOUND
- " SURVEY MONUMENT SET
- SIB " STANDARD IRON BAR
- IB " IRON BAR
- CC " CUT CROSS
- WIT " WITNESS

City of Peterborough
Planning, Development & Urban Design

C. of A. File No.: B01/24

Property Address: 369 Hunter St W

EXHIBIT B
PAGE 3 OF 3

TREET

BEARING REFERENCE LINE
N86°21'00"E 115.25 S18 (P&P)

INST. N°373192

PART 1

PLAN 45R-4050

LOT 18

SOUTH OF HUNTER STREET
WEST OF GEORGE STREET

DOWNIE STREET

0+96.73

1/2 STOREY
RICK
WELLING

(P&P)

INST. N°165141

+56'

UNKNOWN

INST. N°166170

PLAN OF SURVEY OF
PART OF LOT 19,
SOUTH OF HUNTER STREET
AND WEST OF GEORGE STREET
CITY OF PETERBOROUGH
COUNTY OF PETERBOROUGH

SCALE: 1 INCH EQUALS 30 FEET

LOT 18

ELLIOTT AND PARR (PETERBOROUGH) LTD.
1991


REPORT WAS PREPARED FOR THE EXCLUSIVE USE
OF JERRY CARSLAKE

THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY
REPORT DATED OCTOBER 11, 1991.

SURVEYOR'S CERTIFICATE:

CERTIFY THAT:
THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS
COMPLETED ON THE 3RD DAY OF OCTOBER, 1991.

OCTOBER, 1991

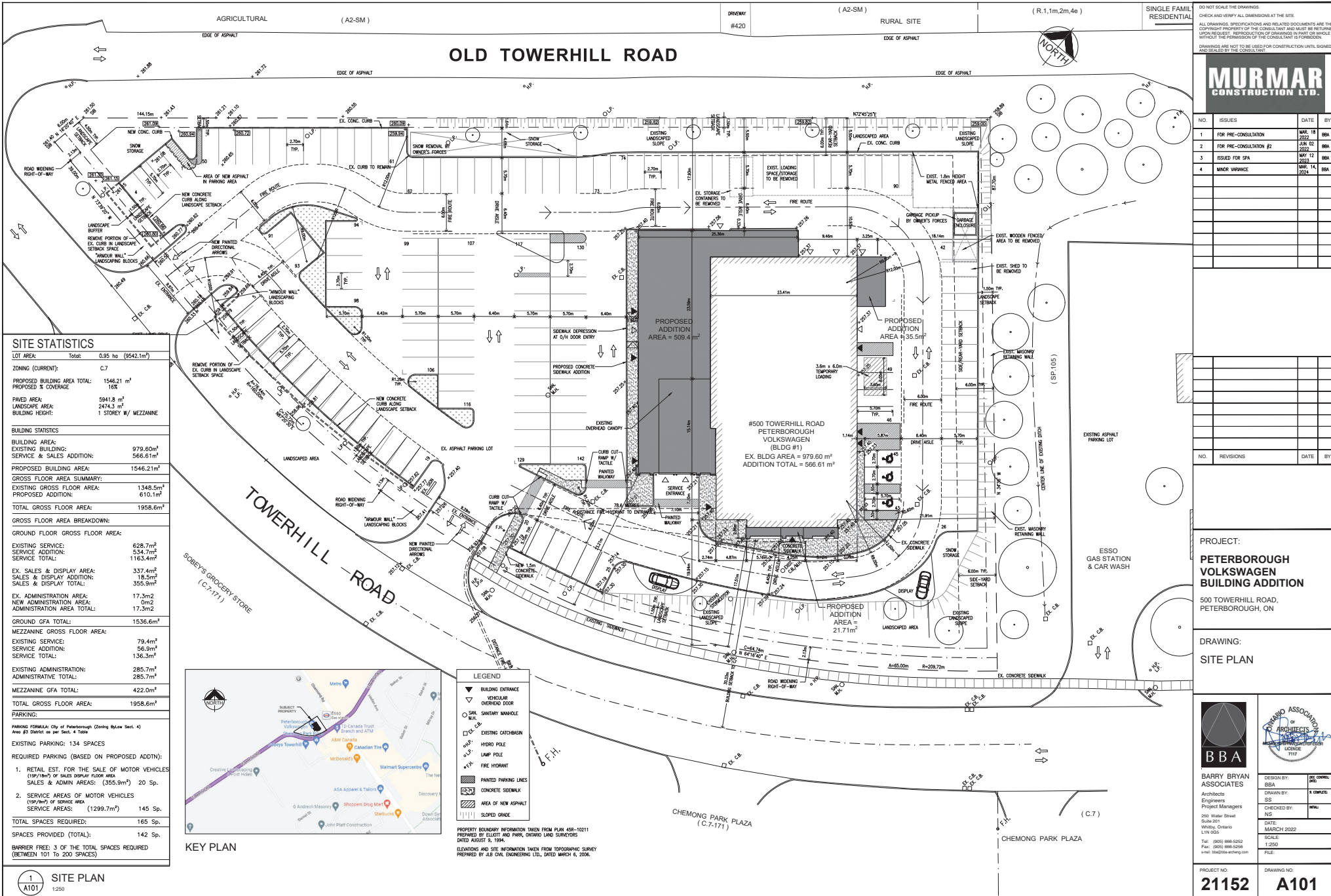

ROBERT B. PARR
Ontario Land Surveyor

ELLIOTT AND PARR
(PETERBOROUGH) LTD.
ONTARIO LAND SURVEYORS

P.O. BOX 1116 211 SHERBROOKE ST.
PETERBOROUGH, ONTARIO
K9J 7H4 (705) 745-8444

DRAWN BY: KR

FILE NO 17



SITE STATISTICS

LOT AREA: Total: 0.95 ha (9542.1m²)

ZONING (CURRENT): C.7

PROPOSED BUILDING AREA TOTAL: 1548.21 m²

PROPOSED % COVERAGE: 16%

PAVED AREA: 5941.8 m²

LANDSCAPE AREA: 2474.3 m²

BUILDING HEIGHT: 1 STOREY W/ MEZZANINE

BUILDING STATISTICS

BUILDING AREA: 979.60m²

EXISTING BUILDING: 979.60m²

SERVICE ADDITION: 566.61m²

PROPOSED BUILDING AREA: 1546.21m²

GROSS FLOOR AREA SUMMARY:

EXISTING GROSS FLOOR AREA: 1348.5m²

PROPOSED ADDITION: 610.1m²

TOTAL GROSS FLOOR AREA: 1958.6m²

GROSS FLOOR AREA BREAKDOWN:

GROUND FLOOR GROSS FLOOR AREA:

EXISTING SERVICE: 628.7m²

SERVICE ADDITION: 534.7m²

SERVICE TOTAL: 1163.4m²

EX. SALES & DISPLAY AREA: 337.4m²

SALES & DISPLAY ADDITION: 18.5m²

SALES & DISPLAY TOTAL: 355.9m²

EX. ADMINISTRATION AREA: 17.3m²

NEW ADMINISTRATION AREA: 6m²

ADMINISTRATION AREA TOTAL: 17.3m²

GROUND GFA TOTAL: 1536.6m²

MEZZANINE GROSS FLOOR AREA:

EXISTING SERVICE: 79.4m²

SERVICE ADDITION: 56.9m²

SERVICE TOTAL: 136.3m²

EXISTING ADMINISTRATION: 285.7m²

ADMINISTRATIVE TOTAL: 285.7m²

MEZZANINE GFA TOTAL: 422.0m²

TOTAL GROSS FLOOR AREA: 1958.6m²

PARKING:

PARKING FORMULA: City of Peterborough (Zoning By-Law Sec. 4) Area #3 District as per Sec. 4 Table

EXISTING PARKING: 134 SPACES

REQUIRED PARKING (BASED ON PROPOSED ADDN):

- RETAIL EST. FOR THE SALE OF MOTOR VEHICLES (159/18m²) OF SALES DISPLAY FLOOR AREA (SALES & ADMIN AREAS: (355.9m²) 20 Sp.
- SERVICE AREAS OF MOTOR VEHICLES (159/18m²) OF SERVICE AREA (SERVICE AREAS: (1299.7m²) 145 Sp.

TOTAL SPACES REQUIRED: 165 Sp.

SPACES PROVIDED (TOTAL): 142 Sp.

BARRIER FREE: 3 OF THE TOTAL SPACES REQUIRED (BETWEEN 101 TO 200 SPACES)



LEGEND

- BUILDING ENTRANCE
- VEHICULAR OVERHEAD DOOR
- SANITARY MANHOLE
- EXISTING CATCHBASIN
- HORN POLE
- LAMP POLE
- FIRE HYDRANT
- PAINTED PARKING LINES
- CONCRETE SIDEWALK
- AREA OF NEW ASPHALT
- SLOPED DRIVE

PROPERTY BOUNDARY INFORMATION TAKEN FROM PLAN 458-10211 PREPARED BY ELIOTT AND PAINE, ONTARIO LAND SURVEYORS DATED AUGUST 9, 1994.

ELEVATIONS AND SITE INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY PREPARED BY A.S. CIVIL ENGINEERING LTD. DATED MARCH 6, 2006.

DO NOT SCALE THE DRAWINGS. CHECK AND VERIFY ALL DIMENSIONS AT THE SITE. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE CONSULTANT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS IN PART OR WHOLE WITHOUT THE PERMISSION OF THE CONSULTANT IS PROHIBITED. DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE CONSULTANT.



NO.	ISSUES	DATE	BY
1	FOR PRE-CONSULTATION	MAR. 18, 2022	BBA
2	FOR PRE-CONSULTATION #2	MAR. 02, 2022	BBA
3	ISSUED FOR SPA	MAY 12, 2022	BBA
4	MINOR VARIANCE	MAY 14, 2024	BBA

NO.	REVISIONS	DATE	BY

PROJECT:
PETERBOROUGH VOLKSWAGEN BUILDING ADDITION
500 TOWERHILL ROAD, PETERBOROUGH, ON

DRAWING:
SITE PLAN

BARRY BRYAN ASSOCIATES
Architects
Engineers
Project Managers

250 Water Street
Suite 201
Whitby, Ontario
L1N 6G5
Tel: (905) 886-6252
Fax: (905) 886-6259
Email: info@bbay.ca

DESIGN BY: BBA
DRAWN BY: SS
CHECKED BY: MS
DATE: MARCH 2022
SCALE: 1:250
FILE



3D RENDERING



This drawing is an artistic interpretation of the design. It is not meant to be an exact rendition. Exact grading may differ.

**City of Peterborough
Planning Division**

March 20 2024

Received

Dwell DESIGN

2374 SHELTER VALLEY ROAD,
GRAFTON ON K0K 2G0
p.905-376-3902
ewa@dwelldesign.ca

REMODEL 2023
65 ROPER DRIVE, PETERBOROUGH

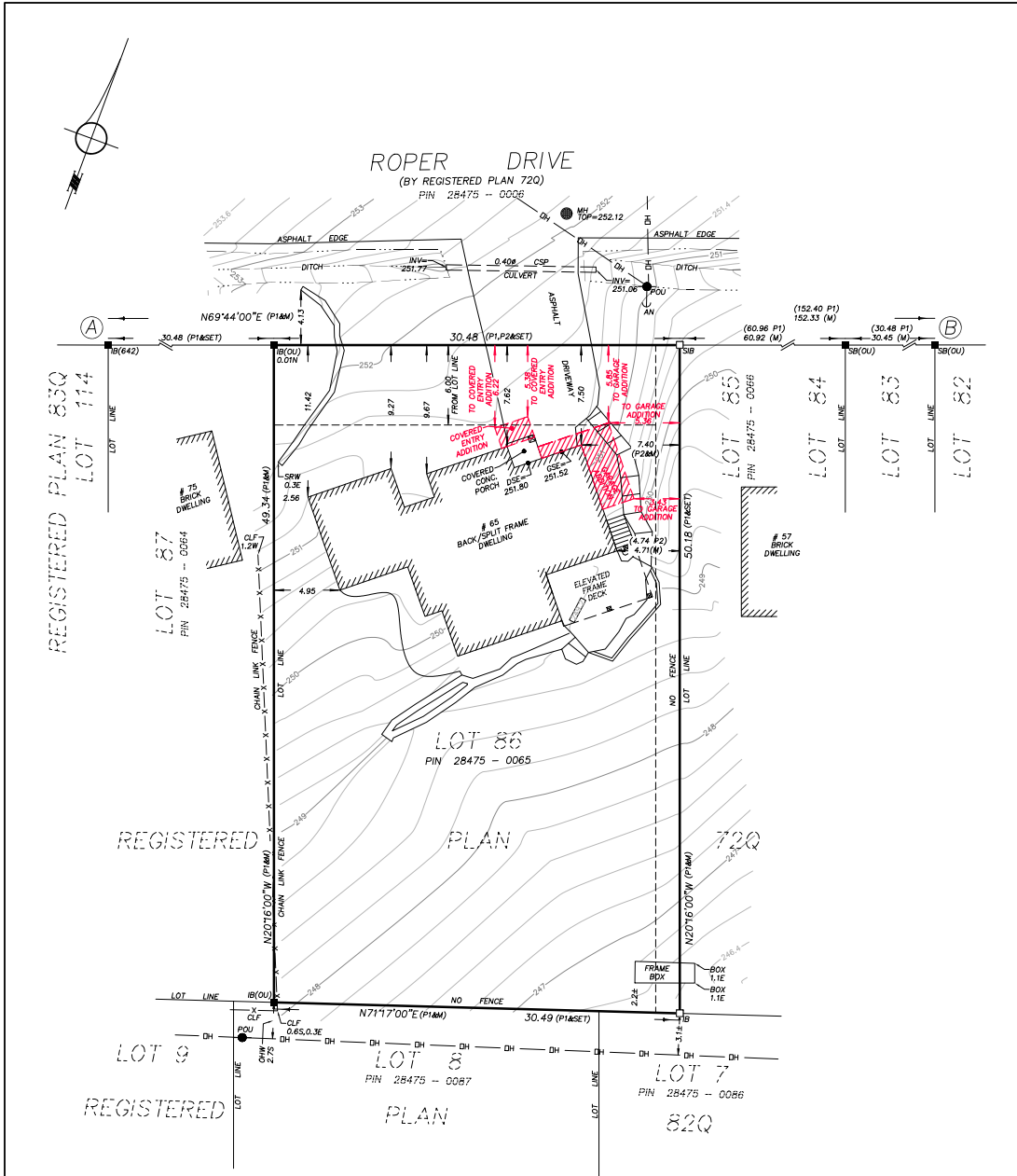
date: Wednesday, March 20, 2024

drawn: EP

scale: NTS

sheet:

P1



COPYRIGHT © IBW SURVEYORS LTD., 2024
 PLAN OF SURVEY WITH
 TOPOGRAPHIC DETAIL OF
LOT 87,
REGISTERED PLAN 72Q
CITY OF PETERBOROUGH

SCALE 1 : 250 METRES
 0 1 2 3 4 5 10 20

BEARING NOTES
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17 (81° WEST LONGITUDE), NAD83(CSR5)(2010).

DISTANCE NOTES – METRIC
 DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999958.

COORDINATES
 COORDINATE VALUES AND DIGITAL FILE ARE IN GRID SYSTEM, UTM ZONE 17 (81° WEST LONGITUDE), NAD83(CSR5)(2010). COMBINED SCALE FACTOR = 1.000113.

CONTOURS
 CONTOURS SHOWN HEREON ARE DRAWN AT 0.20 METRE INTERVALS.

ELEVATIONS
 ELEVATIONS ARE GEODETIC AND REFERRED TO COSINE BENCHMARK 09920050028 AND HAVING A GEODETIC ELEVATION OF 258.748 METRES.

CAUTION
 THE WORK AND DRAWINGS HEREIN WERE COMPLETED FOR THE EXCLUSIVE USE OF OUR CLIENT AND NO LIABILITY IS ASSUMED TO ANY THIRD PARTIES OR SUBSEQUENT OWNERS. BUILDING TIES SHOWN HEREON ARE TO THE FOUNDATION UNLESS OTHERWISE NOTED.

City of Peterborough
Planning, Development & Urban Design

C. of A. File No.: A10/24

Property Address: 65 Roper Drive

City of Peterborough
Planning Division
 March 20 2024
Received

INTEGRATION DATA

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83(CSR5)(2010).

URBAN ACCURACY PER SEC. 14(2), O.REG. 216/10.

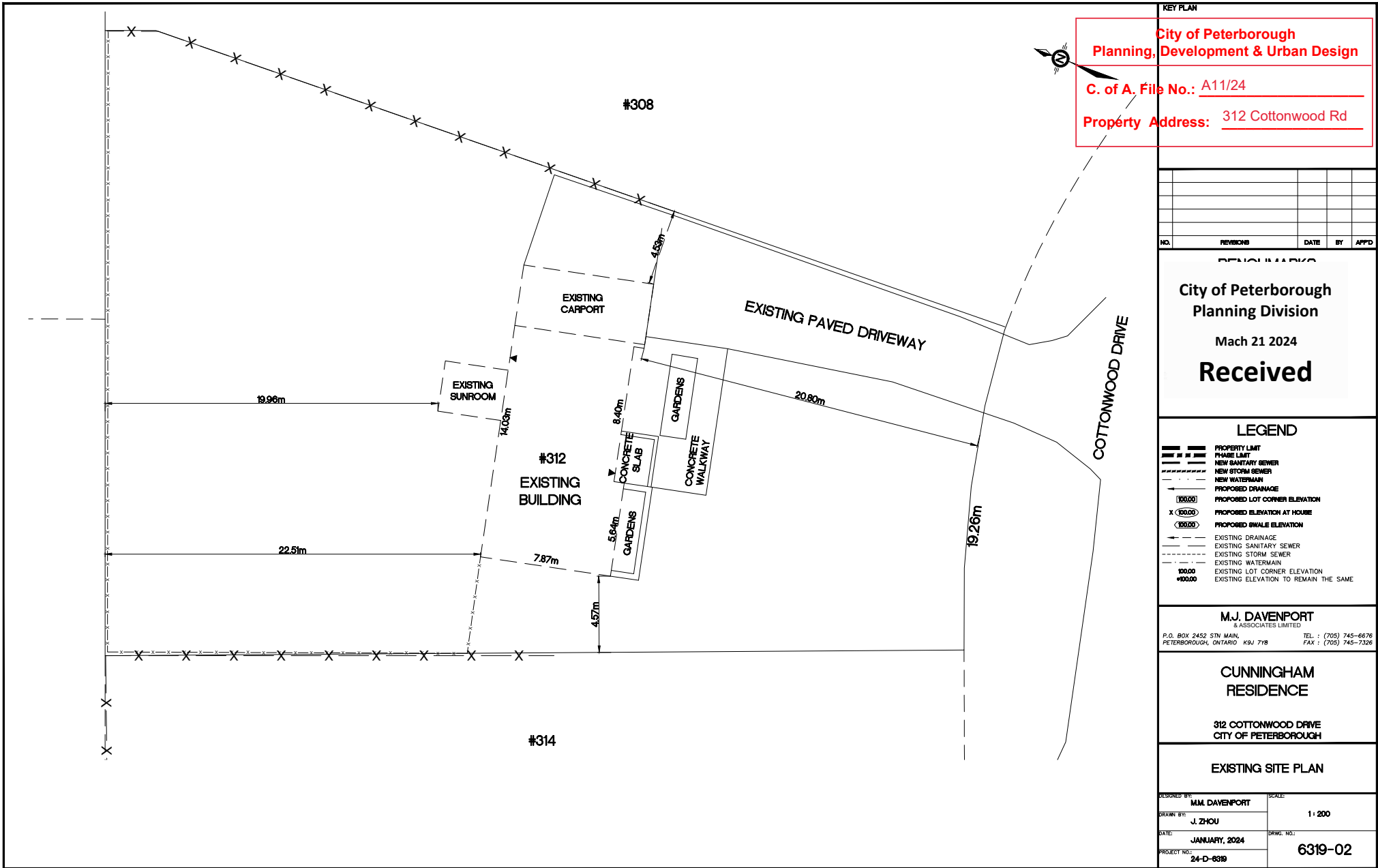
POINT ID	NORTHING	EASTING
A	4908897.13	710782.65
B	4908749.89	710925.57

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - M DENOTES MEASURED
 - OU DENOTES ORIGINAL UNKNOWN
 - P1 DENOTES REGISTERED PLAN 72Q
 - P2 DENOTES FOUNDATION SURVEY (OU)
 - 642 DENOTES JOHN G. PIERCE, O.L.S.
 - G—AN DENOTES ANCHOR POINT
 - CLF DENOTES CHAIN LINK FENCE
 - CONC. DENOTES CONCRETE
 - CSP DENOTES CORRUGATED STEEL PIPE
 - DSE DENOTES DOOR SILL ELEVATION
 - GSE DENOTES GARAGE SILL ELEVATION
 - INV DENOTES INVERT ELEVATION
 - MH DENOTES MAINTENANCE HOLE
 - P DENOTES PILLAR
 - POU DENOTES UTILITY POLE
 - SRW DENOTES STONE RETAINING WALL
 - DH— DENOTES OVERHEAD UTILITY WIRES



IBWSURVEYORS.COM | 1.800.667.0696
 copies available at ProtectYourBoundaries.ca
 PARTY CHIEF/MIL (DRAWINGS CHECKED) AS/PLT DATE: MAR. 20, 2024
 FILE: A-046380-POS_v3-WB A-046380



KEY PLAN

City of Peterborough
Planning, Development & Urban Design

C. of A. File No.: A11/24

Property Address: 312 Cottonwood Rd

NO.	REVISIONS	DATE	BY	APP'D

REMARKS

City of Peterborough
Planning Division

Mach 21 2024

Received

LEGEND

	PROPERTY LIMIT
	PHASE LIMIT
	NEW SANITARY SEWER
	NEW STORM SEWER
	NEW WATERMAIN
	PROPOSED DRAINAGE
	PROPOSED LOT CORNER ELEVATION
	PROPOSED ELEVATION AT HOUSE
	PROPOSED SWALE ELEVATION
	EXISTING DRAINAGE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATERMAIN
	EXISTING LOT CORNER ELEVATION
	EXISTING ELEVATION TO REMAIN THE SAME

M.J. DAVENPORT
& ASSOCIATES LIMITED

P.O. BOX 2452 STN MAIN, TEL : (705) 745-6676
PETERBOROUGH, ONTARIO K9J 7Y8 FAX : (705) 745-7326

CUNNINGHAM RESIDENCE

312 COTTONWOOD DRIVE
CITY OF PETERBOROUGH

EXISTING SITE PLAN

DESIGNED BY: M.M. DAVENPORT	SCALE: 1:200
DRAWN BY: J. ZHOU	
DATE: JANUARY, 2024	DRWG. NO.:
PROJECT NO.:	6319-02
24-D-6319	

