



The Corporation of the City of Peterborough

By-Law Number 20-101

Being a By-law to amend the Zoning By-law for the lands municipally known as 90 Hunter Street East

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

1. That Section 3.9 – Exceptions of the Zoning By-law be amended to add the following exceptions:

“.373 Notwithstanding the provisions of this By-law to the contrary, the following shall apply:

- a) Minimum building setback from a side lot line abutting a commercial zoning district: 0 metres.
- b) Maximum building coverage: 46%.
- c) Minimum width of landscaped open space required to be established and maintained along street lines and lot lines abutting a residential district, except where interrupted by driveways: the lesser of the existing or 1.4 metres.
- d) Total number of parking spaces to be provided for a church or other religious establishment: 15”.

“.374 Notwithstanding the provisions of Section 18.1, a Lodging House use is prohibited.

Notwithstanding the provisions of this By-law to the contrary, the following shall apply:

Regulation	Requirement
a) Maximum building coverage	77%
b) Maximum building floor area ratio	7.5
c) Minimum building setbacks, third storey and below	
i. Side yard abutting a commercial district	3.2 metres
ii. Side yard abutting a residential district	5.7 metres
iii. Side yard abutting a public service district	1.9 metres
iv. Northernmost rear yard setback	4.4 metres
v. East rear yard setback	5.1 metres
vi. Southernmost rear yard setback	2.8 metres

Regulation	Requirement
d) Minimum building setbacks, fourth storey i. Side yard abutting a commercial district ii. Side yard abutting a residential district iii. Side yard abutting a public service district iv. Northernmost rear yard setback v. East rear yard setback vi. Southernmost rear yard setback	3.2 metres 5.7 metres 1.9 metres 29.9 metres 5.1 metres 35.8 metres
e) Minimum building setbacks, fifth storey and above i. East side yard ii. West side yard iii. Northernmost rear yard setback	3.2 metres 14 metres 29.9 metres
f) Notwithstanding the minimum building setbacks outlined in (c), (d), and (e) the following structure encroachments are permitted: i. An unenclosed canopy over the entrance into the parking structure ii. At the 5 th storey and higher, over the inside corner of the podium	3.0 metres 2.5 metres
g) Minimum building setback from the centreline of Hunter Street East i. Second storey and below ii. Third and fourth storey iii. Fifth storey and above	14 metres 15 metres 18 metres
h) Minimum commercial gross leasable floor area	200 square metres
i) Minimum shared common amenity space per dwelling unit	2.5 square metres
j) Minimum number of loading spaces	1, Type B
k) Notwithstanding the provisions of Section 4, a maximum of 21 motor vehicle parking spaces may have a minimum length of 5.0 metres	
l) Dwelling units shall only be located in a second or higher storey	
m) Regulations 18.2 (f) through (h) do not apply.	

403.4 SP.373 District is hereby designated as a commercial district.

2. That Map 13 forming a part of Schedule 'A' to By-law 1997-123, is amended by changing the area shown on the sketch hereto as Schedule 'A' **from PS.2,14h(F) to C.6-374-H and from PS.2,14h(F) to PS.2-373.**
3. That the 'H' – Holding Symbol be removed from the lands zoned C.6-374-H at such time that:
 - a) The completion and implementation of any recommendations of a Stage 3 Archaeological Assessment, in accordance with the recommendation of the Stage 2 Archaeological Assessment prepared by Northeastern Archaeological Associates Ltd., dated April 7, 2025;
 - b) Site Plan Approval has been granted for the property, including the provisions for:

- i. Implementing mitigation strategies 2 and 4 of the Heritage Impact Assessment Addendum, prepared by Heritage Studio and dated April 9, 2025, as they relate to the colour palette and materiality.
- ii. Implementation of a landscape plan to establish appropriate buffering adjacent to low-rise residential development.

By-law passed this 3rd day of September, 2025

Jeff Leal, Mayor

John Kennedy, City Clerk

Schedule A

