

**Planning Committee Report No. 7
Meeting of June 15, 2015**

To The Council of the City of Peterborough, for consideration at its meeting held June 29, 2015

The Planning Committee, as a result of its meeting held on June 15, 2015 recommends as follows:

**1. Public Meeting Under the Planning Act
Manager, Planning Division
Report PLPD15-032
1637 Hetherington Dr. and 3789 Water St.**

That Council approve the recommendations outlined in Report PLPD15-032 dated June 15, 2015, of the Manager, Planning Division, as follows:

- a) That Schedule 'A' – Land Use of the Official Plan be amended to change the designation of the lands known as 1637 Hetherington Drive from 'Major Institution' to 'Residential', in accordance with the draft amendment attached as Exhibit "C" to Report PLPD15-032;**
- b) That Schedule 'E' – Residential Density of the Official Plan be amended to add the lands at 1637 Hetherington Drive to the 'Medium Density Residential' lands, in accordance with the draft amendment attached as Exhibit "C" to Report PLPD15-032;**
- c) That the zoning of 1637 Hetherington Drive be amended from the UC – University and College District to the SP.358 - Special Residential District in accordance with the draft amendment attached as Exhibit 'D' to Report PLPD15-032;**
- d) That the zoning of the westerly portion of 3789 Water Street be amended from the UC – University and College District to the SP.359 - Special Residential District in accordance with the draft amendment attached as Exhibit 'D' to Report PLPD15-032; and**
- e) That the zoning of the easterly portion of 3789 Water Street be amended from the UC – University and College District to the SP.360 - Special Commercial District in accordance with the draft amendment attached as Exhibit 'D' to Report PLPD15-032.**

Planning Committee Report No. 7
June 15, 2015
Page 2

At the meeting of June 15, 2015 item f) was added:

- f) That the maximum building floor area of commercial uses be reduced from 8,000 m² to 5,000 m².
- g) That staff enter into dialogue with the County of Peterborough and/or Township of Selwyn regarding upgrading their portion of Woodland Drive.

2. Manager, Planning Division
Report PLPD15-021A
139 Douro Street – Zoning By-law Amendment

That Council approve the recommendations outlined in Report PLPD15-021A dated June 15, 2015 of the Manager, Planning Division, as follows:

- a) That the draft by-law attached to Report PLPD15-021 be amended to eliminate provisions related to the proposed pergola, in accordance with Exhibit 'B' attached to Report PLPD15-021A.
- b) That Council approve the revised draft by-law by adding Section 387, SP.357 in accordance with Exhibit 'B' attached to Report PLPD15-021A.
- c) That the zoning of 139 Douro Street be amended from the PS.2 – Public Service District to the SP.357 'H' – Special Residential District in accordance with the draft amendment attached as Exhibit 'B' to Report PLPD15-021A.
- d) That the 'H' – Holding Symbol be removed from the property subject to Site Plan Approval being granted for the subject property, including a requirement for a primary entrance to the units from a main corridor access from the north side of the building; a pedestrian connection to the principal entrance from the municipal sidewalk along Douro Street; and indoor facilities for the central storage of garbage.

At the meeting of June 15, 2015 item e) was added:

- e) That items b) and c) be amended to permit a maximum of 4 units and the Site Plan return to Council for approval.

Planning Committee Report No. 7
June 15, 2015
Page 3

Submitted by,

Councillor Parnell
Chair
June 15, 2015