

**Planning Committee Report No. 8  
Meeting of July 20, 2015**

**To The Council of the City of Peterborough, for consideration at its meeting held August 4, 2015**

**The Planning Committee, as a result of its meeting held on July 20, 2015 recommends as follows:**

- 1. Manager, Planning Division  
Report PLPD15-035  
Removal of “H” Holding Symbol from the Zoning of the Property at  
855 Clonsilla Avenue**

**That Council approve the recommendation outlined in Report PLPD15-035 dated July 20, 2015, of the Manager, Planning Division, as follows:**

**That the property at 855 Clonsilla Avenue be rezoned from SP.274 – “H” Special Commercial District to SP.274 Special Commercial District in accordance with Exhibit “C” attached to Report PLPD15-035.**

- 2. Public Meeting Under The Planning Act  
Manager, Planning Division  
Report PLPD15-037  
188-198 Edinburgh Street**

**That Council approve the recommendations outlined in Report PLPD13-037 dated July 20, 2015, of the Manager, Planning Division, as follows:**

- a) That Schedule ‘E’ – Residential Density of the Official Plan be amended to include the lands known as 188-198 Edinburgh Street in the ‘High Density Residential’ designation in accordance with the draft amendment attached as Exhibit “D” to Report PLPD15-037;**
- b) That Section 391 be added to Zoning By-law 1997-123 to create Special District SP.361, to permit the use of the land for an apartment building with up to 28 dwelling units, in accordance with Exhibit ‘E’ attached to Report PLPD15-037; and**
- c) That the subject property be rezoned from R.1,R.2,R.3 – Residential District to the SP.361 – Residential District in accordance with Exhibit ‘E’ attached to Report PLPD15-037.**

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At the meeting of July 20, 2015, the following was added

- d) That the site plan be circulated to Council and properties within 120 m.

**3. Public Meeting Under The Planning Act**  
**Manager, Planning Division**  
**Report PLPD15-038**  
**2235 Keene Road**

That Council approve the recommendations outlined in Report PLPD15-038 dated July 20, 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 2235 Keene Road from 'Residential' to 'Commercial' and that Schedule 'I' – Commercial Area of the Official Plan be amended to include the lands known as 2235 Keene Road in the 'Service Commercial' designation in accordance with the draft amendment attached as Exhibit "C" to Report PLPD15-038.
- b) That Section 4.2.4.16 – Special Policies for Specific Residential Properties of the Official Plan be deleted, in accordance with the draft amendment attached as Exhibit "C" to Report PLPD15-038.
- c) That Section 79 (including Schedule 'A' of Section 79) of Zoning By-law 1997-123 be repealed and replaced with a revised Section 79, SP.51 – Special Commercial District permitting a limited list of Service Commercial uses including a 'dog boarding kennel' use as a permitted use, subject to a prohibition of breeding animals; and exempts the lands from the requirement for public water and wastewater services in accordance with Exhibit 'C' attached to Report PLPD15-038.
- d) That the subject property be rezoned from SP.51 – Special Commercial District to SP.51 'H' Special Commercial District in accordance with Exhibit 'C' attached to Report PLPD15-038.
- e) That the 'H' – Holding Symbol be removed subject to Site Plan Approval.

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**4. Manager, Planning Division**  
**Report PLPD15-034**  
**Design of City Gateway Signs**

That Council approve the recommendation outlined in Report PLPD15-034 dated July 20, 2015, of the Manager, Planning Division, as follows:

That the conceptual design of the City's primary Gateway Sign as shown in Exhibit "3b" and all secondary signs include "Welcome to", as attached to Report PLPD15-034 be approved and that staff be authorized to proceed with the detailed design and tendering for construction of the sign, associated landscape and secondary gateway signs.

**5. Manager, Planning Division**  
**Report PLPD15-036**  
**Application for Site Plan Approval, 2350 Woodglade Blvd., Conseil Scolaire de District Catholique Centre-Sud**

That Council approve the recommendations outlined in Report PLPD15-036, dated July 20, 2015, of the Manager, Planning Division, as follows:

- a) That the Site Plan Application submitted by IBI Group Architects for the construction of a 5557 square metre (59,812 Square foot) French Catholic Secondary School at 2350 Woodglade Boulevard be approved subject to the following conditions:
  - i) The conveyance to the City of a 12.0 metre X 8.0 metre day-lighting triangle at the corner of Woodglade Boulevard and Sherbrooke Street, at no cost and free of encumbrances.
  - ii) The establishment of a servicing easement in favour of the City along the alignment of the municipal storm sewer and overland flow channel through the property
  - iii) The submission of all the technical information and revisions requested by the City's Site Plan Review Committee,
  - iv) The deposit of Site Work Performance Security in the amount of \$120,000.00.
- b) That the property at 2350 Woodglade Boulevard be rezoned from PS.2-'H' – Public Service District to PS.2 – Public Service District in accordance with Exhibit "C" attached to Report PLPD15-036.

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**6. Manager, Planning Division**  
**Report PLPD15-033**  
**Review of Parking in Front Yard and Side Yard Regulations**

**That Council approve the recommendations outlined in Report PLPD15-033 dated July 20, 2015, of the Manager, Planning Division as follows:**

- a) That PLPD15-033 be received for information.**
- b) That staff be directed to:**
  - i) Review and propose amendments to Section 4 of the Zoning By-law to clarify language and intent of the parking regulations.**
  - ii) Develop a clear enforcement strategy.**
  - iii) Develop education and marketing material to clarify the rules regarding parking in residential areas.**

Submitted by,

Councillor Parnell  
Chair  
July 20, 2015