

**Planning Committee Report No. 11
Meeting of October 5, 2015**

To The Council of the City of Peterborough, for consideration at its meeting held October 20, 2015

The Planning Committee, as a result of its meeting held on October 5, 2015 recommends as follows:

- 1. Manager, Planning Division
Report PLPD15-052
By-law to remove an 'H' – Holding Symbol from the Zoning By-law for Plan of Subdivision 45M-243
Cahill Drive Extension
149282 Ontario Inc.
City of Peterborough
1597, 1607, 1619 & 1633 Lansdowne Street West**

That Council approve the recommendation outlined in Report PLPD15-052 dated October 5, 2015, of the Manager, Planning Division, as follows:

That Lots 1 to 28, inclusive on Plan of Subdivision 45M-243 (Cahill Drive) be rezoned from R.1,1m,2m-278-'H'; R.1-278-'H'; and R.1,8z-278-'H' to R.1,1m,2m-278; R.1-278; and R.1,8z-278 in accordance with Exhibit A attached to Report PLPD15-052.

- 2. Public Meeting Under the Planning Act
Manager, Planning Division
Report PLPD15-049
1180 High Street**

That Council approve the recommendations outlined in Report PLPD15-049 dated October 5, 2015, of the Manager, Planning Division, as follows:

- a) That the subject property be rezoned from R.1 – Residential District to SP.362-'H' - Special Residential District in accordance with Exhibit 'D' attached to Report PLPD15-049.**
- b) That the 'H' Holding Symbol be removed at such time as the following have been addressed:**

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- i) Any necessary off site easements;**
- ii) Submission of a Stage 1-2 archaeological assessment;**
- iii) Downstream sewer capacity is confirmed and a storm sewer/drainage solution is approved by the City as part of the Site Plan Approval;**
- iv) Site Plan Approval which will include a grading plan that will respect the future urbanization of High Street and either construction of a sidewalk along the High Street frontage or a financial contribution toward a future sidewalk.**

At the meeting of October 5, 2015 items c) and d) were added:

- c) That the City of Peterborough as part of the Traffic Operations Study undertake a traffic study for the High Street area.**
- d) That the site plan be circulated to all property owners within a 120 m radius of the development.**

**3. Public Meeting under The Planning Act
Manager, Planning Division
Report PLPD15-050
75 Alexander Avenue**

That Council approve the recommendations outlined in Report PLPD15-050 dated October 5, 2015, of the Manager, Planning Division, as follows:

- a) That Section 3.9 – Exceptions, of the Comprehensive Zoning By-law #1997-123 be amended to add Exception 300 to permit a driveway with a maximum width of 8.1m at the street line; and a minimum ceiling height of 0.8m above grade for a dwelling unit in the basement, in accordance with the draft amendment attached as Exhibit ‘C’ to Report PLPD15-050.**
- b) That the zoning of the subject property be amended from the R.1,1m,2m - Residential District to the R.2-300-‘H’ – Residential District, in accordance with the draft amendment attached as Exhibit ‘C’ to Report PLPD15-050.**

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- c) That the 'H' Holding Symbol be removed subject to Site Plan Approval for the necessary changes to the driveway/parking area.

4. Public Meeting Under The Planning Act
Manager, Planning Division
Report PLPD15-051
Part of 1875 Lansdowne Street West

That Council approve the recommendations outlined in Report PLPD15-051 dated October 5, 2015, of the Manager, Planning Division, as follows:

- a) That Section 4.3.5 of the Official Plan be amended to add provisions to Section 4.3.5.8 Special Provisions for the Lansdowne Street West Neighbourhood Centre, to permit up to one general merchandise retail store with a maximum floor area of 2350m² in accordance with the draft amendment attached as Exhibit "C" to Report PLPD15-051;
- b) That Section 384 Special District 354 of Zoning By-law 1997-123 be amended by adding a "general merchandise" use to Section 384.2(x); increase the maximum size of the uses in 384.2(x) to 2314m² in Regulation 384.3c)iv); reduce the building setback from Dobbin Road to 14m; and reduce the total number of required loading spaces from 2 to 1 in accordance with Exhibit 'D' attached to Report PLPD15-051.

At the meeting of October 20, 2015 items c) was added:

- c) That the site plan be returned to Council for final approval.

Submitted by,

Councillor Parnell
Chair
October 5, 2015